PETER E GILKES & COMPANY
44 Market Street, Chorley, Lancashire, PR7 2SE
Tel 01257 266999
Email info@peteregilkes.co.uk

TO LET

FIRST FLOOR OFFICES
UNIT 4
JMO BUSINESS PARK
WIGAN ROAD
LEYLAND
PR25 5XW



Rent: £16,350 per annum

- Modern first floor office accommodation.
- Offices 126 sq m (1,363 sq ft) NIA.
- Ground floor storage 9.9 sq m (107 sq ft).
- Six car parking spaces.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

Description: First floor modernised office accommodation with seven private offices, reception, server room, filing area, kitchen, male and female WC's. Part of the ground floor provides a small storeroom and entrance staircase.

The specification includes a suspended ceiling, double-glazed UPVc windows, partitioned offices, carpet and dado trunking for telephone/data.

Secure private car park.

Location: The offices are conveniently situated on Wigan Road (A6) with easy access to local road networks and Junction 8 of the M6 motorway.

The building is accessed off Wigan Road opposite Leyland Golf Club.

Accommodation: *(all sizes are approx)*

Ground Floor
The accommodation includes a ground floor storeroom with staircase leading up to:

First Floor
Reception, server room, seven private offices, kitchen and male and female WC.

Floor Areas: Offices 126 sq m (1,363 sq ft) NIA.
Ground Floor Storeroom 9 sq m (107 sq ft).

Outside: Six car parking spaces.

Lease Terms:

Rent:	£25,000 per annum with the first three months rental payable on completion and monthly in advance thereafter.
Term:	Three years or multiples thereof.
Use:	Offices.
Repairs:	Tenant having an internal repairing responsibility with proportionate contribution towards the maintenance of the main structure and any associated site costs.
VAT:	Not payable.
Legal Costs:	Each party to bear their own legal expenses.
Rates:	Tenant's responsibility.
Outgoings:	Tenant's responsibility.
Insurance:	Landlord to insure with the Tenant responsible for payment of premium.

Assessment: According to the Valuation Office website the property is described as 'Office and Premises' with a Rateable Value of £17,250 with effect from the 1st April 2026. All interested parties should make their own enquiries with South Ribble Borough Council Business Rates Department on 01772 625625.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Reception Office



Office



Central Office Corridor



Kitchen



Storeroom



Filing Room



Car Park