

Jubilee House, Lancashire Business Park, Leyland, PR26 6TZ

**TO LET**



## TO LET

Use - Office

Size - 27,450 Sq ft

Rent - £274,500 per annum plus VAT

- Good Quality Single Storey Headquarters Office Building
- Good quality specification
- Competitive rental
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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### Location

Situated within Lancashire Business Park, Jubilee House is directly accessible from the main estate road and Centurion Way.

Leyland town centre, Chorley and Preston are all within a 5 mile radius and junction 9 of the M6 motorway is close by providing easy access to the remainder of the national motorway network.

### Description

The property comprises a single storey detached headquarters office building until recently occupied by the NHS.

The current specification includes fully carpeted/vinyl floors, painted and decorated walls, some LED lighting within a suspended ceiling, comfort cooling and kitchen and amenity facilities.

The building has excellent extensive car parking provision within landscaped grounds.

### Accommodation

It is understood that the property extends to 27,450 sq.ft on the ground floor.

### Rental

£274,500 per annum plus VAT

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

### Service Charge

The rent is exclusive of service charge and building insurance which is recovered by the landlord separately and reviewed on an annual basis. It is anticipated that this cost will be in the region of £16,275 per annum

### Deposit

A rent deposit equivalent to 10% of the annual rent will be payable to the landlord and held for the duration of the lease.

### Rating

The property has a current rateable value of £232,000, with rates payable expected to be in the region of £116,000.

### Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

### VAT

VAT will be charged at the prevailing rate.

### Services

It is understood that all mains services are available to the property.

### EPC

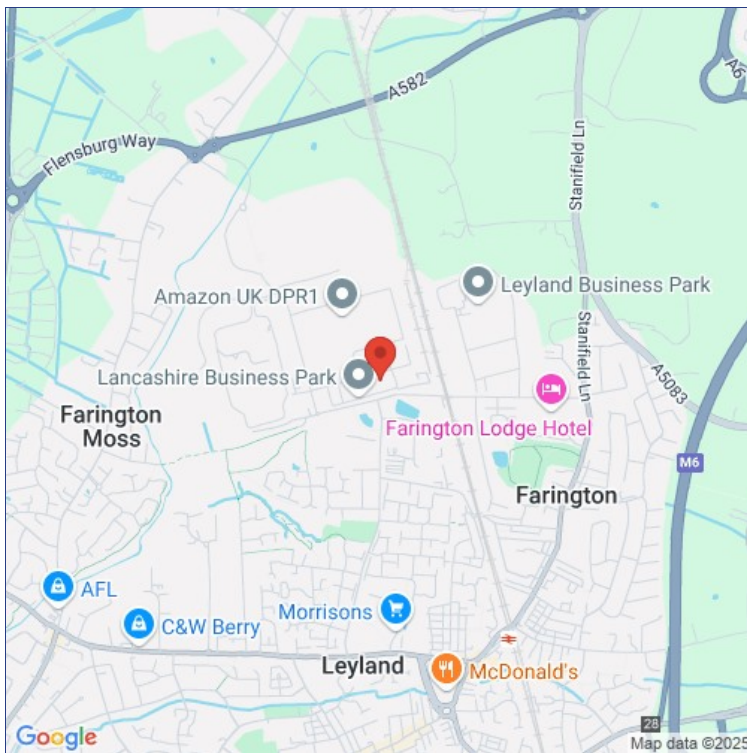
The property has an EPC rating of D (82) which expires in November 2031.

It is understood that the landlord is prepared to improve the EPC rating. Further information is available on request.

### Viewing

Strictly via sole agents Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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