



**TO LET UNIT A124 TUSTIN WAY RED SCAR BUSINESS PARK
PRESTON PR2 5LX**

4,000 ft² /372 m² modern single storey industrial/warehouse unit

- Excellent location adjacent to Junction 31A of the M6.
- Good quality specification throughout. 5 metre eaves height warehouse.
- Nearby occupiers include Booths Head Office, Menzies Distribution, DPD, DHL amongst many other local and national businesses.

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak.co.uk**

01772 652652

Location

Tustin Way forms part of the larger Red Scar Business Park and the Preston East Employment Area adjacent to Longridge Road (B6243) and within half a mile of junction 31A of the M6 motorway which provides easy access into the remainder of the North West and the national motorway network.

Description

A modern single-storey warehouse/industrial unit with reinforced concrete floor, brick/concrete block and insulated cladding to walls and roof which incorporates GRP roof lights.

Internal eaves height is approximately 5 metres and loading is by means of a single steel folding door directly from the yard area.

Attractive glazed personal entrance leads into a small reception area with brew point and disabled WC.

Accommodation

The gross internal floor area extends to approximately 4,000 ft².

EPC

The Energy Performance Asset rating is Band D79. A full copy of the EPC is available at www.epcregister.com.

Assessment

The property is entered onto the rating list at a rateable value of £18,250.

Rates Payable 2023/2024: 49.9p in the £

Services

All mains services are connected including gas, water and 3-phase power. Fluorescent strip lighting is installed.

Service Charge

An estate service charge of £0.30 pence per ft² and an insurance premium of approx. £0.67 pence per ft² are payable by the tenant.

Lease

The unit is available on a standard full repairing and insuring lease for a term of years to be agreed.

Rental

£32,000 per annum, exclusive of rates, insurance and service charge, payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

Strictly by appointment through the joint agents HDAK, Telephone: 01772 652652 or e-mail: reception@hda.co.uk or Danny Pinkus at Robert Pinkus and Co, Telephone: 01772 769000.