



**TO LET UNIT A67 RED SCAR BUSINESS PARK LONGRIDGE ROAD
PRESTON PR2 5NE**

1,515 ft² / 141 m² Single storey workshop/warehouse unit.

- Secure self-contained unit with electrically operated loading door.
- Flexible lease terms. Annual tenancy available.
- Excellent location adjacent to junction 31A of the M6.

Location

Red Scar Business Park forms part of the Preston East employment area adjacent to Longridge Road (B6243) and within half a mile of junction 31A of the M6 motorway.

Nearby occupiers include Booths Supermarkets, Menzies Distribution and James Hall Spar amongst many other local and national businesses.

Description

A single storey warehouse/workshop unit incorporating a reinforced concrete floor, brick/block walls and insulated cladding to the roof with North Light roof lights.

The property has the benefit of an electrically operated loading door.

Accommodation

The unit extends to approximately 1,515 ft²/ 141 m².

Internal eaves height is approximately 4 m.

Communal toilet facilities are provided.

Assessment

The unit will qualify for small business rate relief.

Services

The property has the benefit of a gas fired blown air heater.

Planning

Red Scar Business Park is an established industrial and distribution area and the premises are considered suitable for a wide variety of business uses.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906900.

Lease

Flexible terms are negotiable. An annual tenancy may be available. Full details on application.

Rental

£6,000 per annum, exclusive of rates.

In addition to rental, the tenants are responsible for building insurance of £182 per annum together with an estate service charge of £227 per annum to cover the proportionate cost of repairs to the exterior and associated common areas etc.

Legal Costs

Each party is to be responsible for its own legal costs involved in the transaction.

EPC

An EPC is available from the agent's office.

Viewing

Via joint agents HDAK, tel: 01772 652652 or e-mail: reception@hdak.co.uk or Danny Pinkus at Robert Pinkus and Co, tel: 01772 769000.