



**TO LET    UNIT A71 RED SCAR BUSINESS PARK LONGRIDGE ROAD  
PRESTON PR2 5ND**

1,343 ft<sup>2</sup> / 124 m<sup>2</sup> Single-storey light industrial/storage unit

- Secure, self contained industrial unit with roller shutter access door
- Flexible lease terms. Annual tenancy available
- Excellent location within the secure Red Scar Industrial Estate, adjacent to J31A of the M6 motorway

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

Red Scar Business Park forms part of the Preston East employment area, adjacent to Longridge Road (B6243) and within half a mile of J31A of the M6 motorway, which provides easy access into the remainder of the North West and the national motorway network.

### **Description**

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

The unit incorporates an office 7 ft 3 in x 14 ft 10 in with electric wall heaters.

The unit has an electrically operated roller shutter loading door.

Loading access is by means of a one way system directly from the communal yard area, with ample car parking to suit specific occupier's needs.

### **Accommodation**

The unit extends to approximately 1,343 ft<sup>2</sup>

Internal eaves height is approximately 4m.

Communal toilet facilities are provided.

### **Assessment**

The property has a Rateable Value of £6,200.

Small business rate relief is available subject to qualification.

### **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 906912.

### **Lease**

Flexible terms are negotiable. Annual tenancy available.

### **Rental**

£8,700 per annum, exclusive of rates.

In addition to rental, the tenants are responsible for building insurance of £926.11, together with an estate charge of £402.20 per annum, payable to cover the proportionate costs of repairs to the exterior and associated common areas.

### **Legal Costs**

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

### **Viewing**

*Strictly by appointment through the joint agents HDAK.  
Telephone: 01772 652652;  
e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk) or  
Danny Pinkus at Robert Pinkus & Co.  
Telephone: 01772 769000*