



**TO LET**  
BRAND NEW WAREHOUSE  
/ BUSINESS UNITS  
1,000 - 8,000 SQ FT



- 40% of units are pre-let
- Most units are exempt from business rates

**AVAILABLE  
NOW**

Red Scar Business Park, Longridge Road Preston, Lancashire, PR2 5NA



Red Scar Business Park, Longridge Road  
Preston, Lancashire, PR2 5NA

## DESCRIPTION

The new units at Ribble Court incorporate reinforced concrete floors, brick / concrete block and insulated cladding to the walls / roof which incorporate GRP roof lights.

Eaves heights up to 4.8m for the larger units. Loading access is by means of a single door directly from the communal yard area. The attractive glazed personnel entrance is situated at the front with a reception office and kitchenette facility.

Ample car parking is available to suit specific occupier's needs.

DRIVE TIMES	
Preston	13 Mins
Manchester	40 Mins
Liverpool	50 Mins
Leeds	1 hr 12 Mins
Glasgow	2 hrs 47 Mins
London	3 hrs 41 Mins

## WAREHOUSE

- 4.8m eaves rising to 5.6m
- Units capable of 1st floor / mezzanine addition
- GRP roof lights
- Reinforced concrete floors
- Ample car parking available to suit requirements

## OFFICE CONTENT

- High speed broadband connection
- Glazed personnel entrance
- Reception office
- Kitchenette facility
- Heating to offices only



# Ribble Court

Redscar Business Park

Red Scar Business Park, Longridge Road  
Preston, Lancashire, PR2 5NA



## LOCATION

Ribble Court forms part of the larger Red Scar Business Park and the Preston East Employment Area, whilst Longridge Road (B6243) is adjacent and Junction 31a of the M6 motorway is within ½ mile and provides easy access into the remainder of the North West and National Motorway Network.

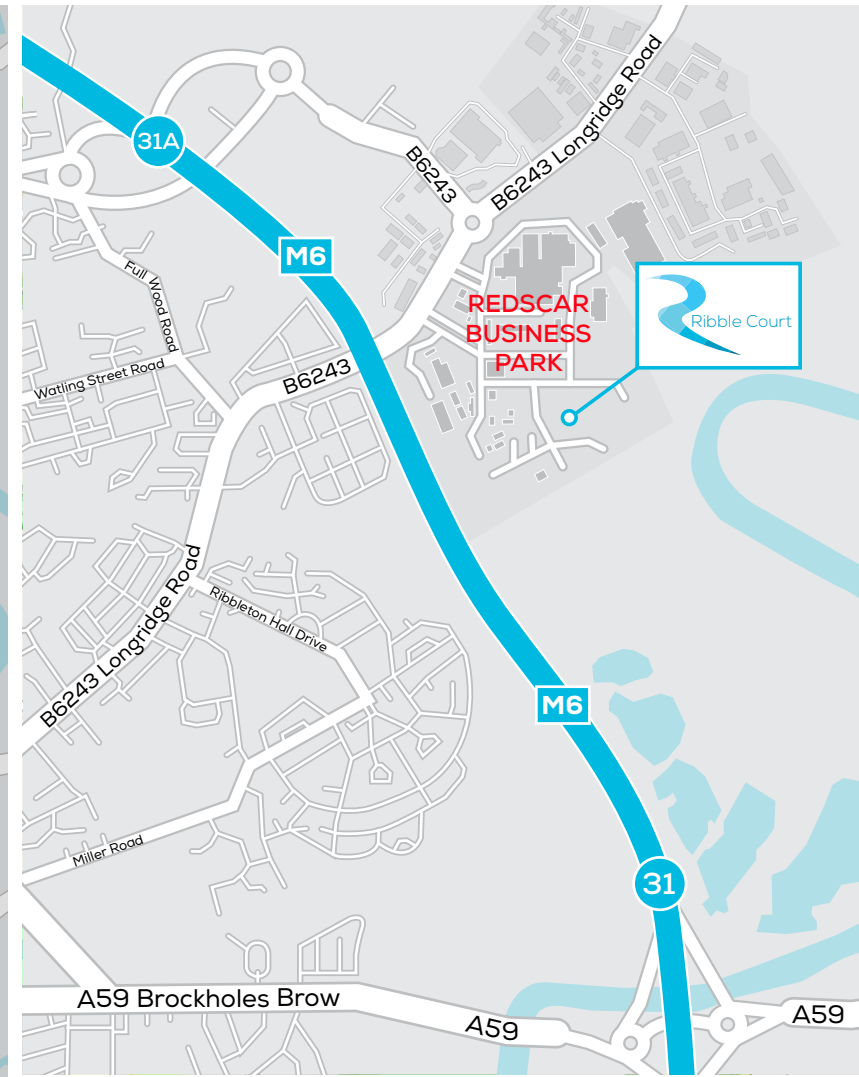
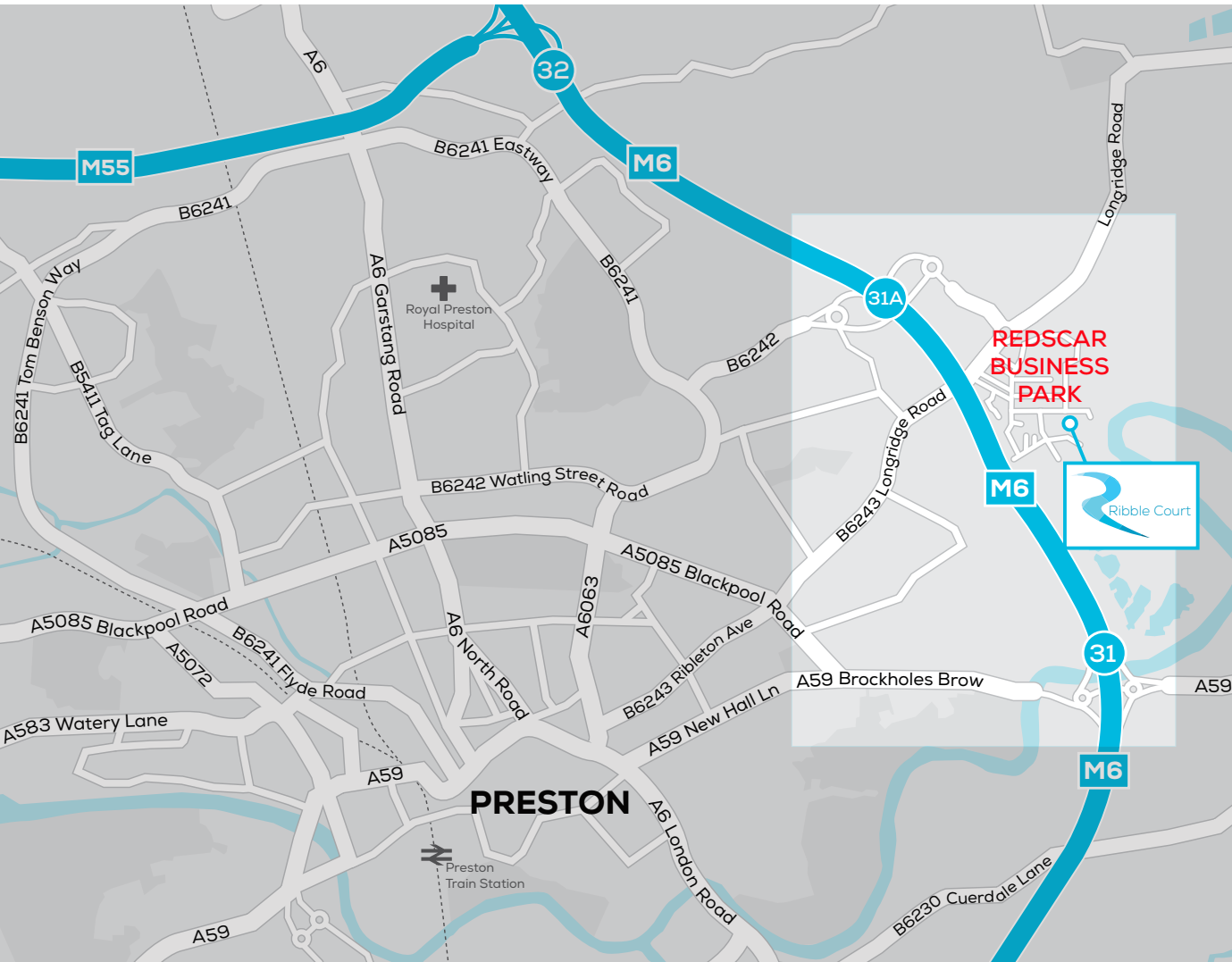
Nearby occupiers include Booths Supermarket, Starbucks, James Hall & Co, VW Commercial amongst many other local and national businesses.



# Ribble Court

Redscar Business Park

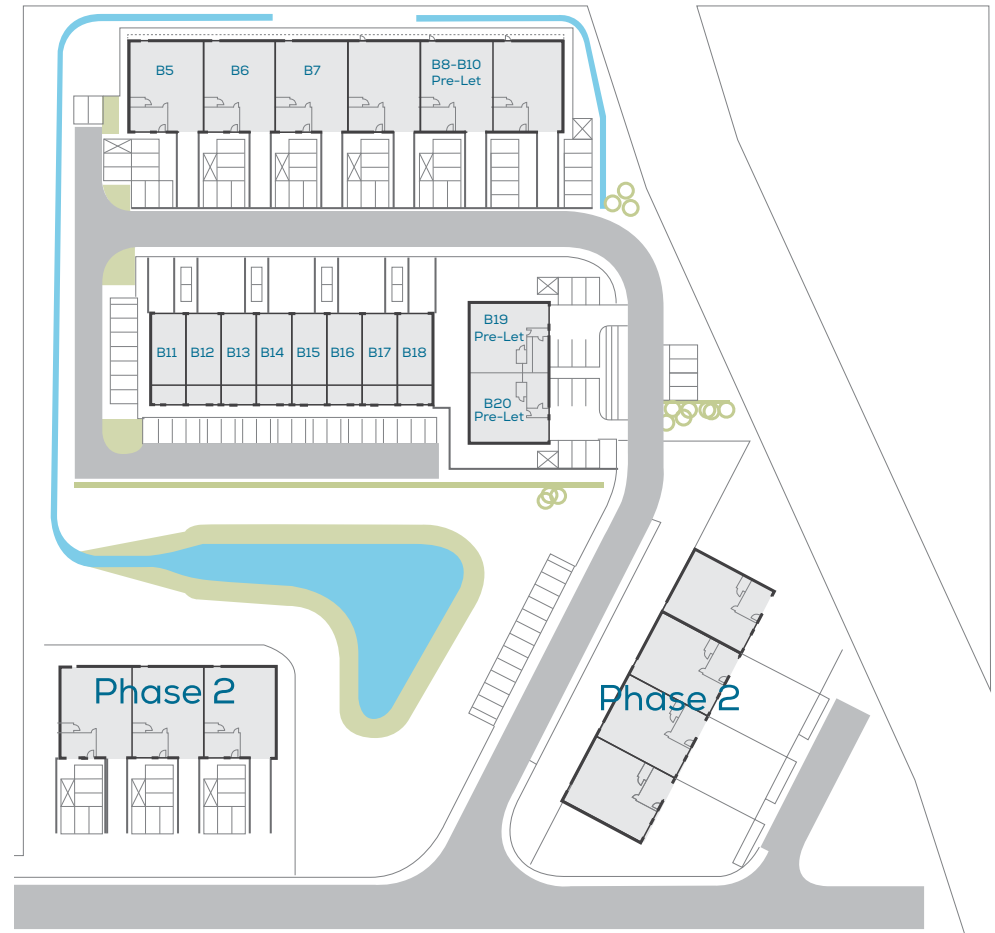
Red Scar Business Park, Longridge Road  
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## AVAILABILITY

Units can be combined with adjoining units with minimum alteration works needed to suit specific requirements of any incoming tenants.

UNIT	SQ FT	SQ M
B5	2,000	185.8
B6	2,000	185.8
B7	2,000	185.8
B8-B10	Pre-Let	
B11	1,000	92.9
B12	1,000	92.9
B13	1,000	92.9
B14	1,000	92.9
B15	1,000	92.9
B16	1,000	92.9
B17	1,000	92.9
B18	1,000	92.9
B19	Pre-Let	
B20	Pre-Let	





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## FURTHER INFORMATION

### TERMS

The units are available immediately on the basis of a new 6 year full repairing and insuring lease or longer, subject to status, to include a 3rd year rent review.

### RENTAL

Building insurance is also payable (£0.12psf) and occupiers are responsible for the cost of all utilities consumed. There will also be an additional charge of £0.20 psf payable for the up keep of the estate.

### SERVICES

All main services are connected to the property including gas, mains water, single / 3 phase electricity and mains drainage. Lighting is installed.

### RATEABLE VALUE

The rateable values are to be finally assessed, however estimates of likely costs can be provided.

### EPC

The units have an EPC rating of B42, full reports are available upon request.

### VAT

Prices / rentals quotes are exclusive of VAT, which will be charged in addition at the prevailing rate.

### LEGAL FEES

Each party to be responsible for their own legal fees.

### VIEWINGS

Contact joint agents Martin Ainsworth at HDAK or Danny Pinkus at Robert Pinkus & Co.



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