



TO LET B24 RIBBLE COURT RED SCAR BUSINESS PARK LONGRIDGE ROAD PRESTON PR2 5NJ

2,029 ft² / 188 m² Modern purpose built single-storey industrial unit

- Situated within the successful Red Scar Business Park which occupies a fully secure site with security gate house
- Within half a mile of Junction 31A of the M6 Motorway
- Neighbouring occupiers include Booths supermarket's head office, James Hall Spar Distributors and Menzies Distribution

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

01772 652652

Location

Situated within half a mile of Junction 31A of the M6 Motorway. The M55, M61 and M65 Motorways are within easy reach providing access throughout the North West.

The Red Scar Business Park fronts the Longridge Road (B6243) and forms part of the Preston East Employment Area.

Description

A modern purpose built steel portal framed end-terraced business unit incorporating reinforced concrete floors, brick/concrete block and insulated cladding to the walls and an insulated roof which incorporated GRP roof lights.

The internal minimum eaves height is approximately 3.4 metres. Loading access to the rear is via a single electrically operated sectional loading door leading out into a large secure yard.

The attractive glazed personal entrance is situated at the front with a reception office and kitchenette facility with brew point and WC.

Ample car parking is available to the front of the unit.

Accommodation

The gross internal floor area extends to approximately 2,029 sq ft.

EPC

The Energy Performance Asset rating is Band B32 valid to 25th November 2030. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the Rating List at a Rateable Value of £13,250.

The property may qualify for Business Rates Relief on a tapering scale applicable to properties with a Rateable Value of between £12,001 and £15,000.

Rates payable 2023/24: 49.9 p in the £

Estate Service Charge and Insurance

An estate charge is payable of approximately £609 per annum and in addition buildings insurance is payable at a current rate of £1,342.83 per annum.

Services

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

Lease

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

Rental

£18,260 per annum, exclusive of rates, service charge and insurance and payable quarterly in advance by standing order.

VAT

All figures quoted are exclusive of VAT which are payable at the prevailing rate.

Legal Costs

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

Viewing

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