

**REDUCED PRICE****TO LET C21 RED SCAR BUSINESS PARK LONGRIDGE ROAD PRESTON
PR2 5NE**

18,732 ft² / 1,740 m² Single-storey warehouse premises

- Situated within the successful Red Scar Business Park which occupies a fully secure site with security gatehouse.
- Within ½ a mile of Junction 31A of the M6 Motorway.
- Neighbouring occupiers include Booths Supermarkets head office, James Hall Spar distributors and Menzies Distribution.

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

01772 652652

Location

Situated within ½ 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 Longridge Road (B6243) and forms part of the Preston East Employment Area.

Description

A detached concrete frame warehouse/industrial unit with a minimum eaves height of 6.15 metres, roller shutter goods door (3.6 metre wide by 4.6 metre high) with direct access on to a large servicing and car parking area.

Accommodation

The gross internal floor area extends to approximately 18,732 sq ft.

The unit has the benefit of offices and WC/kitchen facilities.

Services

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

The warehouse area has the benefit of gas blown air heaters.

Assessment

The unit is entered on the Rating List at a Rateable Value of £51,500.

Rates Payable 2024/25: 54.6p in the £

Estate Charge and Insurance

An estate charge is payable approximately £0.30 pence per sq ft and buildings insurance is £0.67 pence per sq ft.

Lease

Terms to be agreed for a standard full repairing and insuring lease.

Rental

£99,500 per annum, exclusive of rates and service charge and insurance and payable quarterly in advance by standing order.

VAT

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

EPC

The Energy Performance Asset Rating is Band C66 and is valid until June 2029. A full copy of the EPC is available at www.ndepcregister.com.

Legal Costs

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

Viewing

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