



## **TO LET UNIT C44 FULWELL COURT, RED SCAR BUSINESS PARK, LONGRIDGE ROAD, PRESTON PR2 5NP**

974 ft<sup>2</sup> / 90 m<sup>2</sup> modern business unit with mezzanine office

- Situated within the successful Red Scar Business Park, which occupies a fully secure site with security gatehouse
- Within half a mile of J31A of the M6 motorway
- Neighbouring occupiers include Booths Supermarket Head Office, James Hall Spar Distributors and Menzies Distribution

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

01772 652652

### **Location**

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Situated within half a mile of J31A 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**

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A modern purpose-built business unit, incorporating a reinforced concrete floor, brick/concrete block and insulated cladding to walls, under a mono pitched roof which incorporates roof lights.

Minimum internal eaves height is 5.5 m. The unit incorporates a mezzanine office.

Car parking is available directly to the front, together with additional communal parking in the vicinity.

### **Accommodation**

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The unit extends to approximately 974 ft<sup>2</sup> including the mezzanine office.

Disabled WC facilities and brew up area

### **Assessment**

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The unit is entered on the Rating List at a Rateable Value of £5,400.

The unit is business rate exempt to qualifying small businesses.

### **Service Charge**

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An estate service charge is payable of £300 per annum and buildings insurance is approximately £671.65 per annum.

### **EPC**

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The Energy Performance Asset rating is Band E112. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

### **Lease**

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

### **Rental**

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£10,700 per annum, exclusive of rates and service charge, payable quarterly in advance by standing order.

### **VAT**

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Rental and service charge quoted is exclusive of VAT which is payable at the prevailing rate.

### **Legal Costs**

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

### **Viewing**

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Strictly by appointment through the joint agents HDAK. Telephone: 01772 652652 or e-mail: [reception@hduk.co.uk](mailto:reception@hduk.co.uk)

or Danny Pinkus at Robert Pinkus & Co Telephone 01772 769000