



**TO LET UNIT C47 FULWELL COURT RED SCAR BUSINESS PARK
LONGRIDGE ROAD PRESTON PR2 5LX**

1,008 ft² / 94 m² Modern business unit with mezzanine floor for storage/office use

- 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 Supermarkets head office, James Hall Spar Distributors and Menzies Distribution

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

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

Minimum internal eaves height is 5.5 m. The unit incorporates a mezzanine floor which can be used for office or storage purposes.

Two car parking spaces are available with the unit together with additional communal car parking in the vicinity.

Accommodation

Ground floor 729 ft²
Mezzanine floor 279 ft²
In total, 1,008 ft²

Assessment

The unit is entered on the rating list at a rateable value of £4,800.

The unit is business rates exempt to qualifying small businesses.

Service Charge

An estate charge is payable of 20p per sq ft and buildings insurance is 12p per sq ft.

Lease

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

Rental

£7,500 per annum, exclusive of rates and service charge, payable quarterly in advance by standing order.

VAT

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

Legal Costs

Each party is to be responsible for its own legal costs involved in the transaction.

EPC

The Energy Performance Asset rating is Band D99. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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