



## TO LET **E105 & E106 RED SCAR BUSINESS PARK LONGRIDGE ROAD PRESTON PR2 5LX**

2,774 ft<sup>2</sup> / 258 m<sup>2</sup> Purpose built modern warehouse/industrial unit with offices

- 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 Supermarket's 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**

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

### **Description**

A modern purpose built unit incorporating a reinforced concrete floor, brick/concrete block and insulated cladding to walls under a pitched insulated roof.

The plan attached to the particulars illustrates the current layout of the unit which provides trade counter, offices, kitchen and WC facilities.

6 car parking spaces are available directly to the front of the unit together with additional communal car parking.

### **Accommodation**

The gross internal floor area extends to approximately 2,774 sq ft.

Electrically operated roller shutter doors to the front elevation.

Internal eaves height of approximately 18 ft.

Internal photographs on our website illustrate the quality of accommodation throughout.

### **EPC**

An EPC will be made available from the agent's office in due course.

### **Assessment**

The unit is entered on the Rating List at a Rateable Value of £12,250.

Rates Payable 2022/23: 49.9p in the £

### **Estate Charge**

An Estate Charge is payable of approximately £625 per annum and in addition, buildings insurance is payable at a current rate of £1,430 per annum subject to use.

### **Services**

All mains services are connected. The property has the benefit of a 3-phase power supply. Electric radiators are fitted to the offices. Solar panels are fitted to the roof which we understand produces sufficient power to minimise costs.

### **Lease**

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

### **Rental**

£20,000 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.

### **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](mailto:reception@hdak.co.uk) or  
Danny Pinkus at Robert Pinkus & Co.  
Telephone: 01772 769000

# CLIENTS FINALISED LAYOUT

