



## **TO LET UNIT A127 TUSTIN WAY RED SCAR BUSINESS PARK PRESTON PR2 5LX**

5,253 ft<sup>2</sup> / 488 m<sup>2</sup> Modern single storey industrial/warehouse unit

- Excellent location adjacent to junction 31A of the M6
- Good quality specification throughout. 6.3 m eaves height warehouse
- Nearby occupiers include Booths Supermarkets, Menzies Distribution, James Hall SPAR and VW Commercial amongst many other local and national businesses

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

**01772 652652**

## **Location**

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Tustin Way forms part of the larger Red Scar Business Park and the Preston East Employment Area, adjacent to Longridge Road (B6243) and within half a mile of junction 31A of the M6 motorway which provides easy access into the remainder of the North West and the national motorway network.

## **Description**

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A modern single storey warehouse/industrial unit with reinforced concrete floors, bricks/concrete block and insulated cladding to the walls/roof which incorporates GRP roof lights.

Internal eaves height is approximately 6.3 m and loading access is by means of electrically operated 4.25 m (w) x 5.6 m (h) steel folding door.

Attractive glazed personal entrance provides access to the two storey fully fitted offices incorporating male/female/DDA compliant toilets and kitchen/brew facilities.

## **Accommodation**

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The gross internal floor area extends to approximately 5,253 ft<sup>2</sup>.

Ground warehouse: 4,101 ft<sup>2</sup>  
Ground floor offices: 576 ft<sup>2</sup>  
First floor offices: 576 ft<sup>2</sup>

## **EPC**

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The Energy Performance Asset rating is Band D79. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Assessment**

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The unit is entered on the rating list at a rateable value of £23,000

Rates payable 2020/2021: 49.9p in the £

## **Services**

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All mains services are connected including gas, water and 3-phase power.

## **Service Charge**

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An estate charge of £1,050 per annum and insurance premium of £630 per annum are payable by the tenant.

## **Lease**

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

## **Rental**

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£30,000 per annum, exclusive of rates, insurance and service charge, payable quarterly in advance by standing order.

## **Costs**

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

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## **Viewing**

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Strictly by appointment through the joint agents HDAK, telephone: 01 772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk) or Danny Pinkus at Robert Pinkus and Co, telephone: 01 772 769000.