



TO LET UNIT A73 RED SCAR BUSINESS PARK LONGRIDGE ROAD PRESTON PR2 5ND

2,520 ft² / 234 m² Warehouse/light industrial unit with mezzanine office/storage facility

- Excellent location adjacent to Junction 31A of the M6 Motorway.
- Secure self-contained unit with good quality office and toilet facilities.
- 3-phase power. Gas-fired blown air heater.

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

01772 652652

Location

Red Scar Business Park forms part of the Preston East Employment Area adjacent to Longridge Road (B6243) and within ½ a mile of Junction 31A of the M6 Motorway which provides easy access to the remainder of the North West and the national motorway network.

Nearby occupiers include Booths Supermarkets, Menzies Distribution and James Hall Spar amongst many other local and national businesses

Description

A single-storey warehouse/light industrial unit with reinforced concrete floor, brick/concrete block walls and insulated cladding to the roof which incorporates northlight roof lights.

The unit has been fitted to a high standard and incorporates reception, office, male and female toilets including shower together with two mezzanine office/storage areas.

Loading access is by means of a one way system directly from the communal yard area with ample car parking.

Accommodation

The unit extends to approximately 2,520 sq ft gross internal.

Internal dimensions: 63 ft 8 in wide by 34 ft 2 in deep.

The mezzanines extend to approximately 350 sq ft.

Services

The unit has the benefit of a 3-phase power supply and gas blown air heating. Fluorescent/LED lighting throughout. Intruder alarm system.

Planning

Red Scar Business Park is an established industrial and distribution area and the premises are considered suitable for a wide variety of business uses.

Prospective tenants are advised to make their own enquiries of Preston City Council Planning Department on 01772 906912.

Assessment

The unit is entered on the Rating List at a Rateable Value of £7,200.

Rates Payable 2022/23: 49.9p in the £

EPC

The Energy Performance Asset Rating is Band D91. A full copy of the EPC is available at www.ndepcregister.com.

Lease

Flexible terms are negotiable.

Rental

£12,000 per annum (i.e. £1,000 per calendar month) plus VAT, exclusive of rates.

In addition to rental, the tenants are responsible for building insurance of approximately £1,000 per annum and an Estate Charge of £520 per annum payable to cover the proportionate costs of repairs to the exterior and associated common areas.

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