



TO LET UNIT A82 RED SCAR BUSINESS PARK PRESTON PR2 5NE

15,000 ft² / 1,393 m² lofty warehouse premises to be fully refurbished.

- Steel portal framed unit with new cladding to walls and roof
- Good sized yard area with palisade fencing
- Additional area of land for car parking/servicing

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

01772 652652

Location

Red Scar Business Park forms part of 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 national motorway network.

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

Description

A lofty steel framed warehouse unit to be fully refurbished including new insulated cladding to walls and roof.

Fully palisaded fenced yard area to the front of the unit together with additional area of land for car parking.

Accommodation

The gross internal floor area extends to approximately 15,000 sq ft.

Consideration may be given to splitting the property into 3 self-contained units as per the attached plan.

Assessment

Upon completion of the refurbishment works, a new rating assessment will be made.

Service Charge

An estate charge of £3,000 per annum and insurance premium of £1,800 are payable by the tenant.

Lease

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

Rental

£75,000 per annum, exclusive of rates, insurance and service charge, payable quarterly in advance by standing order.

Rental quotation available on request for individual units if the property is split.

Costs

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

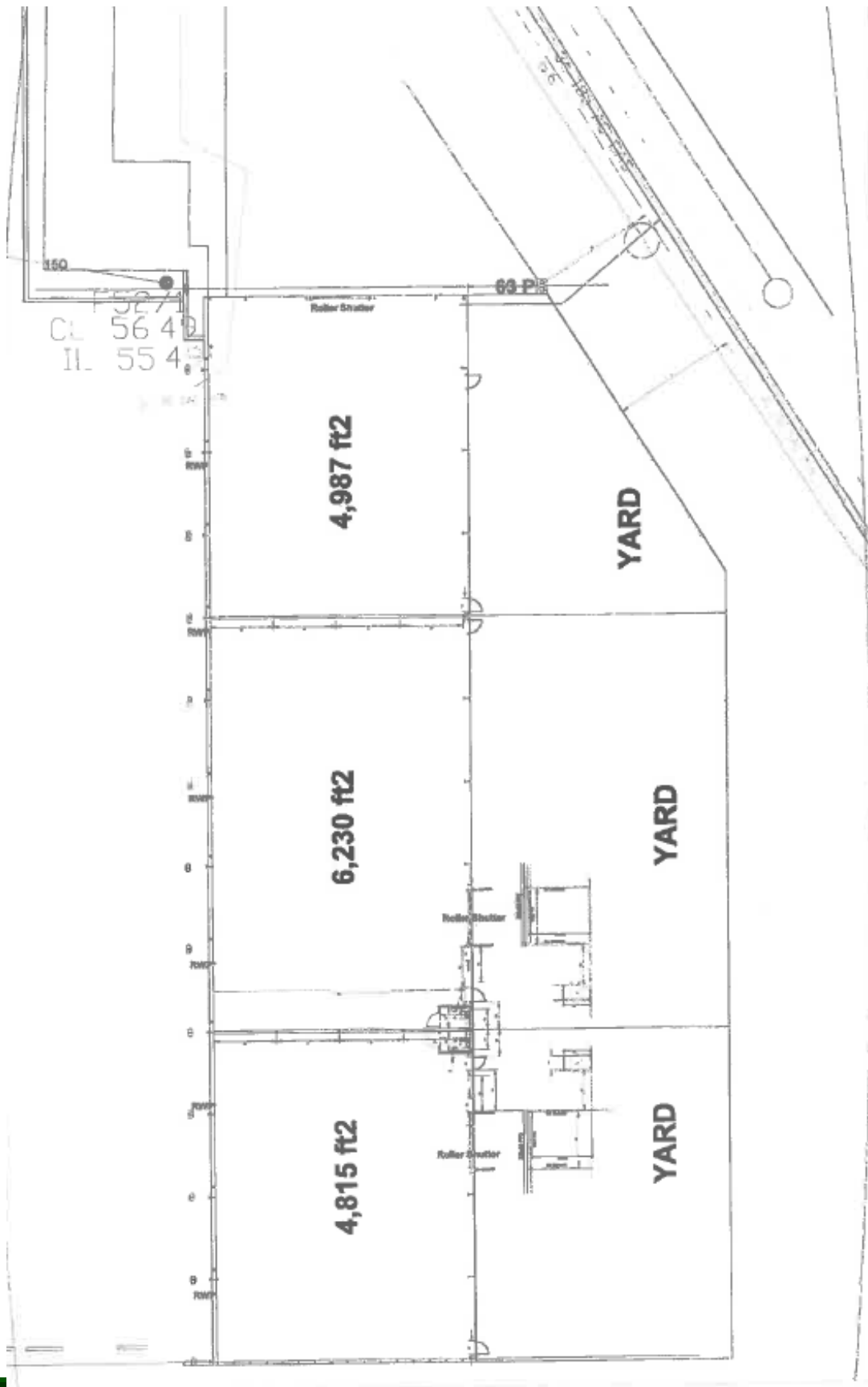
All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be produced on completion of the refurbishment works.

Viewing

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



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