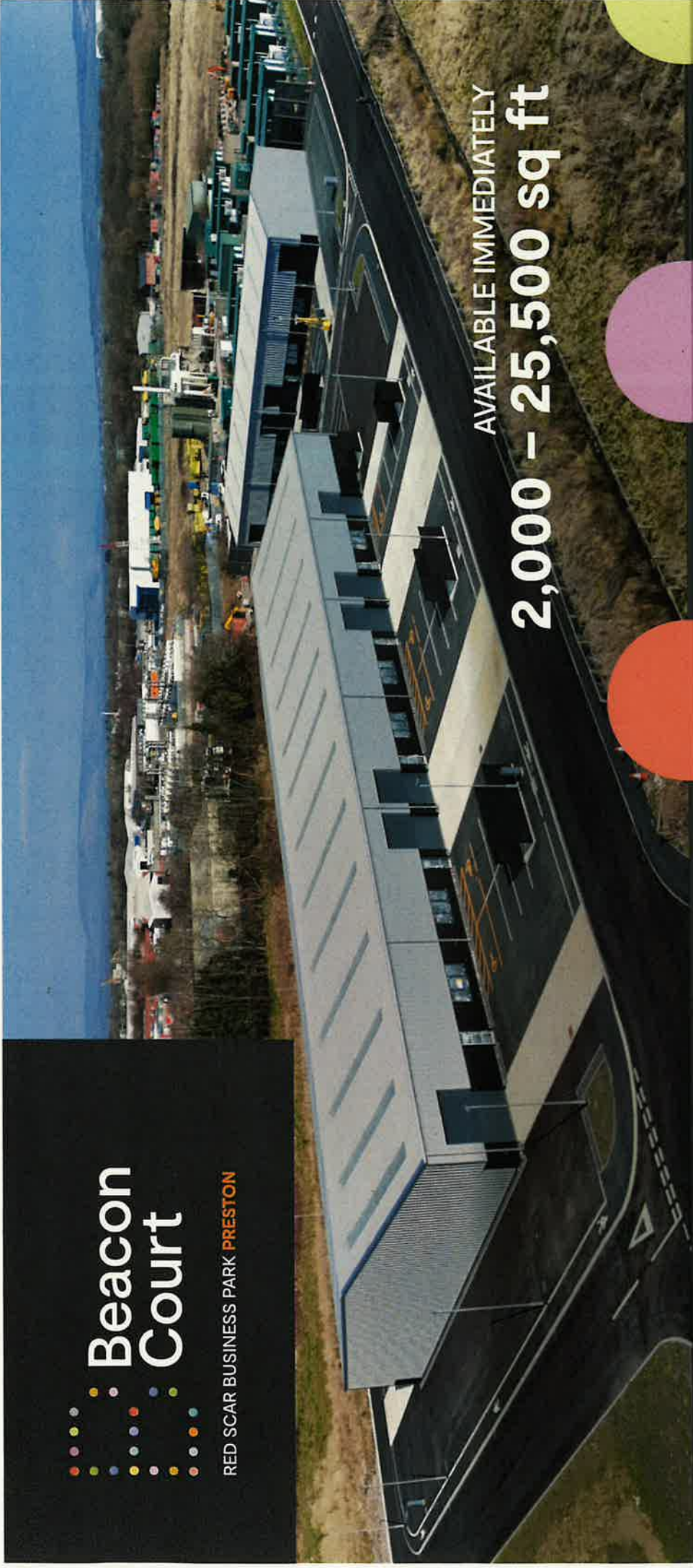


An aerial photograph of a large, modern industrial building with a grey and white facade and a dark roof. The building is situated in an industrial park with other structures and parking lots visible in the background. The sky is clear and blue.

Beacon Court

RED SCAR BUSINESS PARK **PRESTON**

AVAILABLE IMMEDIATELY
2,000 – 25,500 sq ft

To Let
New Build Business Units

TUSTIN

SITUATION

M6
J31A

3 miles
To Preston

Longridge Road

To Longridge Road

To Longridge Road

Beacon
Court

Beacon Court is situated within the well-established Red Scar Business Park, which sits near to J31A of the M6 approximately 1 mile from the site with Preston City Centre 3 miles to the south west.

Nearby occupiers include regional distribution depots for:

BOOTH'S
THE GOOD GROCERIES

mondi

SPAR



DHL

dpd

LOCATION

Beacon Court is ideally placed for excellent access to the regional and national motorway networks.



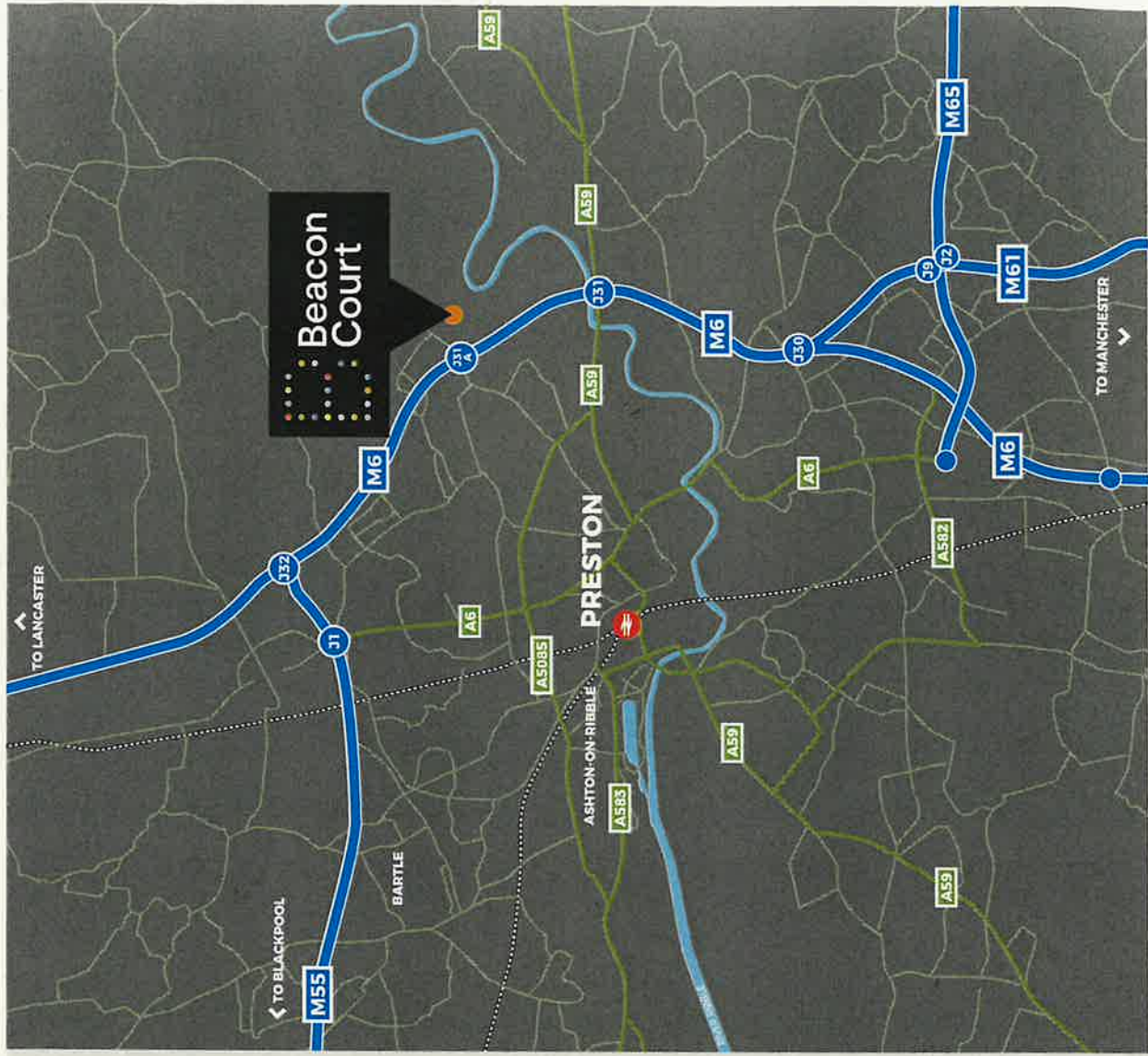
Preston is located on the **West Coast main rail line**, providing regular services to London, Liverpool and Manchester.



Blackpool International Airport lies approximately **41 miles** to the north west with **Manchester International Airport** approximately **41 miles** to the south west.



Local amenities are provided along Longridge Road / Ribbleson Lane and there is an Asda Supermarket approximately **1 mile** distant at **North Preston**.





DESCRIPTION

These new steel portal frame business / warehouse units are built to a very high specification, and benefit from the following features:



Reinforced concrete floors



Brick/concrete block elevations and insulated cladding to the walls



Insulated roof incorporating translucent roof lights



LED lighting to the warehouses



Minimum internal eaves height of 6 metres



Sectional, manually operated loading doors



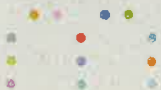
WC and brewpoint facilities



Large yards providing excellent parking and circulation space



Internal offices will be provided up to a maximum of 10% of the floor area



ACCOMMODATION

Units are available from 2,000 sqft upwards and are capable of being combined to provide up to 28,500 sqft of space*

Unit	Sq ft	Sq M
1	2,000	185.8
2	2,000	185.8
3	2,000	185.8
4	2,000	185.8
5	2,250	209
6	2,250	209
7	2,000	185.8
8	2,000	185.8
9	2,000	185.8
10	2,000	185.8
11	2,500	232
12	2,500	232
13	2,000	185.8
14	2,000	185.8
15	2,000	185.8
16	2,000	185.8







RED SCAR BUSINESS PARK PRESTON

FURTHER INFORMATION

TERMS

The units are immediately available on new, full repairing and insuring leases, subject to status.

RENTAL

See the attached availability list for quoting rentals

SERVICES

All mains services will be connected to the property including mains water, three phase electricity and mains drainage.

RATEABLE VALUE

To be assessed but contact the letting agents for an indication

VAT

All outgoings are subject to VAT

VIEWING

By appointment with the joint agents:

Martin Ainsworth
martinainsworth@hdak-uk.com
01772 652652



LEGAL FEES

Each party is to be responsible for its own legal fees.

ENERGY PERFORMANCE CERTIFICATE

Available on request

ANTI MONEY LAUNDERING

Tenants to ensure full compliance with current Anti Money Laundering legislation

PLANNING

Red Scar Business Park is an established industrial and distribution area which accommodates a wide variety of uses. Interested applicants should satisfy themselves as the suitability of the property for specific purposes by contacting the local planning authority at Preston City Council on 01772 906912.

Danny Pinkus
danny@pinkus.co.uk
07971 200016



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