



**TO LET UNIT A64 RED SCAR BUSINESS PARK LONGRIDGE ROAD
PRESTON PR2 5ND**

1,274 ft² / 118 m² Single-storey light industrial/storage unit

- Secure, self contained industrial unit with roller shutter access door
- Flexible lease terms. Annual tenancy available
- Excellent location within the secure Red Scar Industrial Estate, adjacent to J31A of the M6 motorway

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 half a mile of J31A of the M6 motorway, which provides easy access into the remainder of the North West and the national motorway network.

Description

A single storey unit incorporating a reinforced concrete floor, brick/concrete block walls and insulated cladding to the roof that incorporates North Light roof lights.

Loading access is by means of a one way system directly from the communal yard area, with ample car parking to suit specific occupier's needs.

Accommodation

The unit extends to approximately 1,274 ft²

Internal eaves height is approximately 4m.

Communal toilet facilities are provided.

Assessment

The property has a Rateable Value of £5,900.

Small business rate relief is available subject to qualification.

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's planning department on 01772 906912.

Lease

Flexible terms are negotiable. Annual tenancy available.

Rental

£8,500 per annum, exclusive of rates.

In addition to rental, the tenants are responsible for building insurance of £878.53, together with an estate charge of £382.20 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 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