



TO LET B27 RIBBLE COURT RED SCAR BUSINESS PARK LONGRIDGE ROAD PRESTON PR2 5NJ

2,012 ft² / 187 m² Modern single-storey warehouse/business unit with office facility

- Situated within the successful Red Scar Business Park which occupies a fully secure site within half a mile of Junction 31A of the M6 Motorway
- Quality specification throughout
- Extensive forecourt car parking and servicing areas

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

01772 652652

Location

Ribble Court forms part of the Red Scar Business Park, fronting Longridge Road (B6243) and within half a mile of Junction 31A of the M6 motorway.

Nearby occupiers include Booths Supermarket, Starbucks, James Hall & Co, VW Commercial amongst many other local and national businesses.

Description

A modern steel portal framed end-terraced business unit incorporating reinforced concrete floors, brick/concrete block and insulated cladding to the walls and an insulated roof which incorporates GRP roof lights.

The internal minimum eaves height is approximately 5.3 metres. Loading access is via a single sectional loading door leading out onto a large concrete yard area.

The attractive glazed personal entrance provides access to a reception office and kitchenette facility with brew point and wheelchair access WC.

Accommodation

The gross internal floor area extends to approximately 2,0212 sq ft.

EPC

The Energy Performance Asset rating is Band B28. A full copy of the EPC is available at www.ndepcregister.com

Services

All main services are connected, including mains water, 3-phase electricity, mains drainage and date of point connection, although the gas supply is currently disconnected and not metered.

Assessment

The unit is entered on the Rating List at a Rateable Value of £12,250.

The property may qualify for Business Rates Relief on a tapering scale applicable to properties with a Rateable Value of between £12,001 and £15,000.

Rates payable 2024/25: 49.9 p in the £

Estate Service Charge and Insurance

An estate charge is payable of approximately £500 per annum and in addition buildings insurance is payable at a current rate of £1,267.77 per annum.

Lease

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

Rental

£18,000 per annum, exclusive of rates, service charge and insurance and payable by standing order.

VAT

All figures quoted are exclusive of VAT which are payable at the prevailing rate.

Legal Costs

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

Viewing

Strictly by appointment through joint agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk
and Danny Pinkus at Robert Pinkus & Co.
Tel: 01772 769000