



**TO LET B8-B10 RIBBLE COURT RED SCAR BUSINESS PARK
LONGRIDGE ROAD PRESTON PR2 5NJ**

7,000 ft² / 650 m² Modern single storey industrial/warehouse unit with showroom & office facilities

- Situated within the successful Red Scar Business Park which occupies a fully secure site within half a mile of J31A of the M6 motorway
- High specification throughout. Impressive showroom and ancillary office accommodation
- Extensive forecourt car parking and servicing areas

Pittman Court, Pittman Wy, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

Ribble Court forms part of the Red Scar Business Park, within half a mile of J31A of the M6 motorway

Description

A modern single storey warehouse/industrial unit with reinforced concrete floor, brick/concrete block and insulated cladding to walls and roof.

The property has an attractive glazed showroom entrance with the showroom having a suspended ceiling and is fully carpeted.

The warehouse has a single sectional loading door leading out onto the large forecourt servicing and parking area.

Offices are provided to the first floor, together with WC and kitchen facilities.

Accommodation

The gross internal floor area extends to approximately 7,000 sq ft.

A layout plan is attached.

EPC

The Energy Performance Asset rating is Band A24. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £39,000.

Rates payable 2024/25: 49.9 p in the £

Estate Service Charge & Insurance

An estate charge is payable of approximately £2,100 per annum and in addition buildings insurance is payable at a current rate of £4,437.20.

Services

The property has the benefit of a 3-phase power supply with electric wall heaters to the showroom and air conditioning to the offices.

Lease

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

Rental

£60,000 per annum, exclusive of rates, service charge and insurance and payable by standing order.

VAT

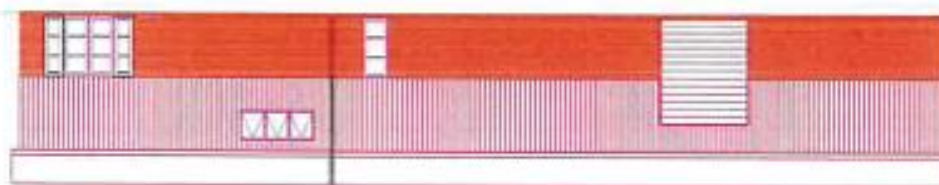
All figures quoted are exclusive of VAT which is payable at the prevailing rate.

Legal Costs

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

Viewing

Strictly by appointment through the joint agents HDAK, telephone: 01 772 652652 or e-mail: reception@hdak.co.uk and Danny Pinkus at Robert Pinkus and Co, telephone 01 772 769000



SCALE 1:200 at A3