Ribble Court
Redscar Business Park

TO LET

BRAND NEW WAREHOUSE / BUSINESS UNITS

2,000 - 8,000 SQ FT

PHASE 2 NOW UNDER CONSTRUCTION
READY SUMMER 2019

Red Scar Business Park Longridge Road Preston, Lancashire, PR2 5NJ

ENTER

Ribble Court
Redscar Business Park

Red Scar Business Park, Longridge Road
Preston, Lancashire, PR2 5NJ

DESCRIPTION

Following the success of Phase 1 at Ribble Court, Phase 2 is now under construction and incorporates reinforced concrete floors, brick / concrete block and insulated cladding to the walls / roof which incorporate GRP roof lights.

Loading access is by means of a roller shutter door directly from the communal yard area. The attractive glazed personnel entrance is situated at the front with a reception office and kitchenette facility.

Ample car parking is available to suit specific occupier's needs.

DRIVE TIMES	
Preston	13 Mins
Manchester	40 Mins
Liverpool	50 Mins
Leeds	1 hr 12 Mins
Glasgow	2 hrs 47 Mins
London	3 hrs 41 Mins

WAREHOUSE

- 4.8m eaves rising to 5.6m
- Units capable of 1st floor / mezzanine addition
- GRP roof lights
- Reinforced concrete floors
- Ample car parking available to suit requirements

OFFICE CONTENT

- High speed fibre data connection point
- Glazed personnel entrance
- Reception office
- Kitchenette facility
- Heating to offices only

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LOCATION

Ribble Court forms part of the larger Red Scar Business Park and the Preston East Employment Area, whilst Longridge Road (B6243) is adjacent and Junction 31a of the M6 motorway is within ½ mile and provides easy access into the remainder of the North West and National Motorway Network.

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

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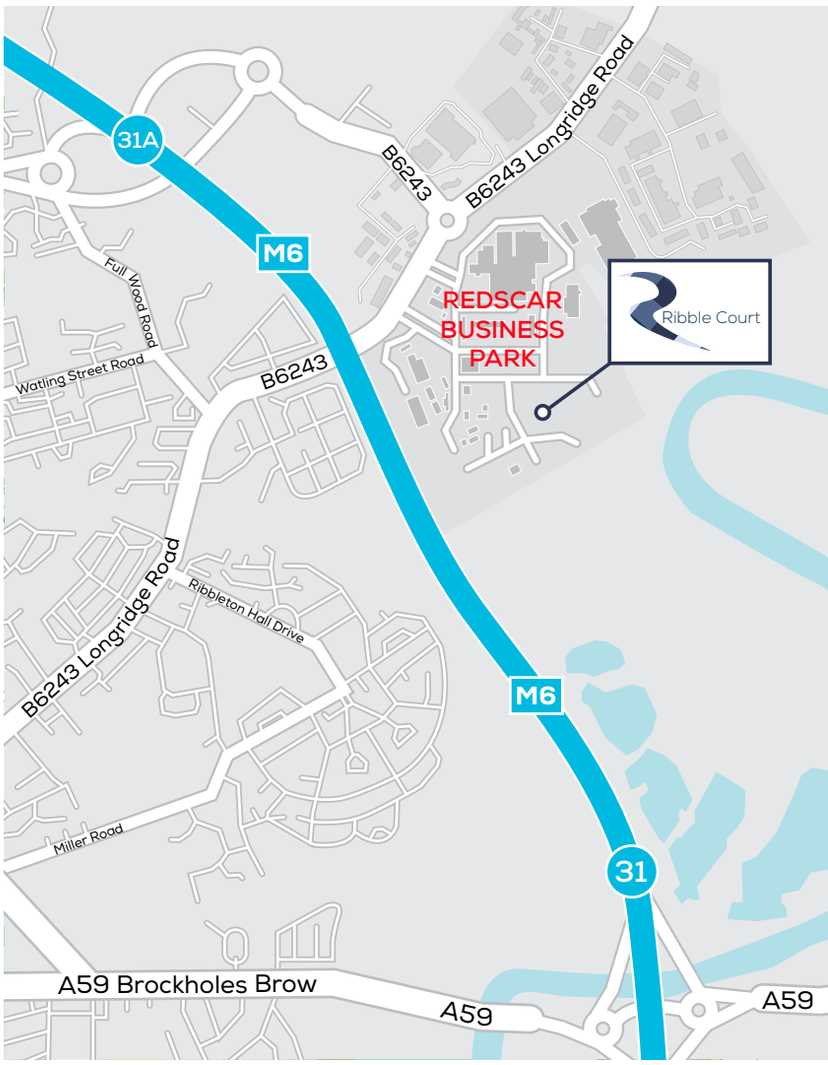

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AVAILABILITY

Units can be combined with adjoining units with minimum alteration works needed to suit specific requirements of any incoming tenants.

UNIT	SQ FT	SQ M
PHASE 1	FULLY LET	

PHASE 2		
UNIT	**SQ FT**	**SQ M**
B21	2,000	185.8
B22	2,000	185.8
B23	2,000	185.8
B24	2,000	185.8
B25	2,000	185.8
B26	2,000	185.8
B27	2,000	185.8

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FURTHER INFORMATION

TERMS

On completion the units will be available subject to fit out requirements, on an intial Agreement for Lease basis followed by a 6 year full repairing and insuring lease or longer, subject to status, to include a 3rd year rent review.

RENTAL

For rental information please contact the letting agents.

SERVICES

All main services are connected to the property including gas, mains water, 3 phase electricity and mains drainage. Lighting is installed.

RATEABLE VALUE

The rateable values are to be finally assessed, however estimates of likely costs can be provided.

EPC

Available on completion but anticipated rating is B42 in line with phase 1.

VAT

Prices / rentals quotes are exclusive of VAT, which will be charged in addition at the prevailing rate.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWINGS

Contact joint agents Martin Ainsworth at HDAK or Danny Pinkus at Robert Pinkus & Co.

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A Development by:

TUSTIN

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