

TO LET

**NEW SINGLE STOREY BUSINESS UNITS
FROM 69.68 M² (750 SQ FT) TO 185.8 M² (2,000 SQ FT)
OR MULTIPLES UP TO 743.2 M² (8,000 SQ FT)**



INDICATIVE PHOTO

**UNITS C36 – C49, RED SCAR COURT,
RED SCAR BUSINESS PARK,
PRESTON, PR2 5LX**

- **Brand new accommodation**
- **Excellent location adjacent J31a M6**
- **High quality specification**
- **Flexible lease terms**
- **Competitive occupation costs**

Location

The units are located within the larger Red Scar Business Park and the very successful Preston East Employment Area. 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 James Hall SPAR; Booths Supermarkets; Menzies Distribution and VW Commercial amongst many other local and national businesses.

Description

The new industrial units incorporate reinforced concrete floors, brick / concrete block and insulated cladding to the walls / monopitched roofs which incorporate GRP roof lights. Allocated car parking is available. The internal eaves height is 6 metres, and can accommodate an additional mezzanine area if required.

Schedule of Accommodation

| Unit | Size | | Car Parking | Rent | Availability |
|----------|-------|-------|-------------|---------|--------------|
| | Sq M | Sq Ft | | | |
| Unit C36 | 185.5 | 2,000 | 3 | £14,000 | Available |
| Unit C37 | 185.5 | 2,000 | 3 | £14,000 | Available |
| Unit C38 | 185.5 | 2,000 | 3 | £14,000 | Available |
| Unit C39 | 185.5 | 2,000 | 3 | £14,000 | Available |
| Unit C41 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C42 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C43 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C44 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C45 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C46 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C47 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C48 | 69.68 | 750 | 2 | £6,375 | Available |
| Unit C49 | 69.68 | 750 | 2 | £6,375 | Available |

Multiple units available. Fit-out and mezzanine in addition by separate negotiation.

Services

All mains services will be connected to the individual units including gas, mains water, single / 3 phase electricity and mains drainage. Disabled W.C. facilities will be provided.

Lease Terms

The units will be made available on the basis of new 6 year full repairing and insuring leases subject to status, to include a 3rd year rent review.

Service Charge / Insurance

An estate service charge and buildings insurance will also be payable.

Rating Assessment

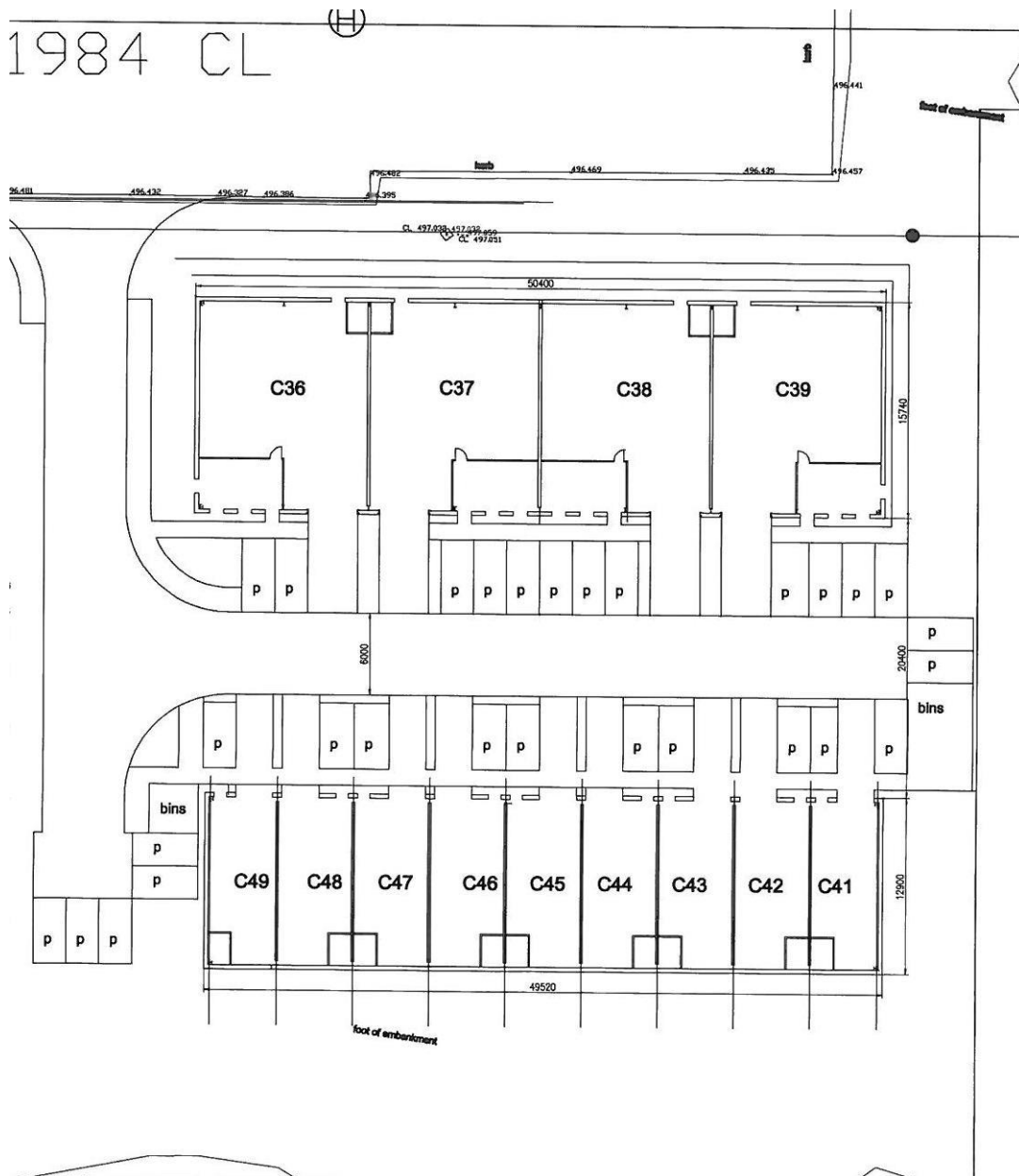
The rateable values are to be finally assessed, however estimates of likely costs can be provided.

Legal Costs

Each party will be responsible for their respective legal costs arising in connection with a transaction.

VAT

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



Energy Performance Certificate (EPC)



Viewing

Via joint agents:-

Nick Kos
Bailey Deakin & Hamiltons
2 South Preston Office Village
Cuerden Way
Bamber Bridge
PRESTON
PR5 6BL

Tel: 01772 337733

Danny Pinkus
Robert Pinkus & Co
16 – 18 Riversway Business Village
Navigation Way
Preston
PR2 2YP

Tel: 01772 769000

For a full list of available commercial properties throughout the North West, visit our Web Site at www.bdhproperty.co.uk

Ref: CNK/DCW/TUST7
Date: 30th January 2014