



**MODERN  
SINGLE STORY  
INDUSTRIAL  
UNIT  
TO LET**

**B8-B10 Ribble Court  
Red Scar Business Park  
Longridge Road  
Preston  
PR2 5NJ**

**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** 650 Sq m (7,000 sq ft). A layout plan is attached.

**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.

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

**ESTATE & SERVICE CHARGE** 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.

**TERM** The property is available on a new lease for a term of years to be agreed.

**MONEY LAUNDERING** HMRC and The Criminal Finances Act 2017 state that, as property agents facilitating transactions, we are obliged to undertake due diligence on purchasers and vendors (our client) involved in transactions. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

**BUSINESS RATES** The rateable value for the property is £39,000 (2023 list) Estimated Rates Payable £19,400 (2025/2026).

**EPC** [View/download Certificate](#)

The current EPC rating for the property is 'A' which expires December 2027.

**VAT** All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

**LEGAL FEES** Each party to be responsible for its own legal costs in connection with the transaction.

**VIEWING**  
Strictly by appointment

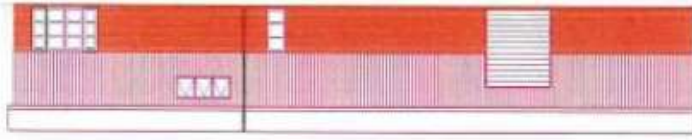
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## LAYOUT PLAN



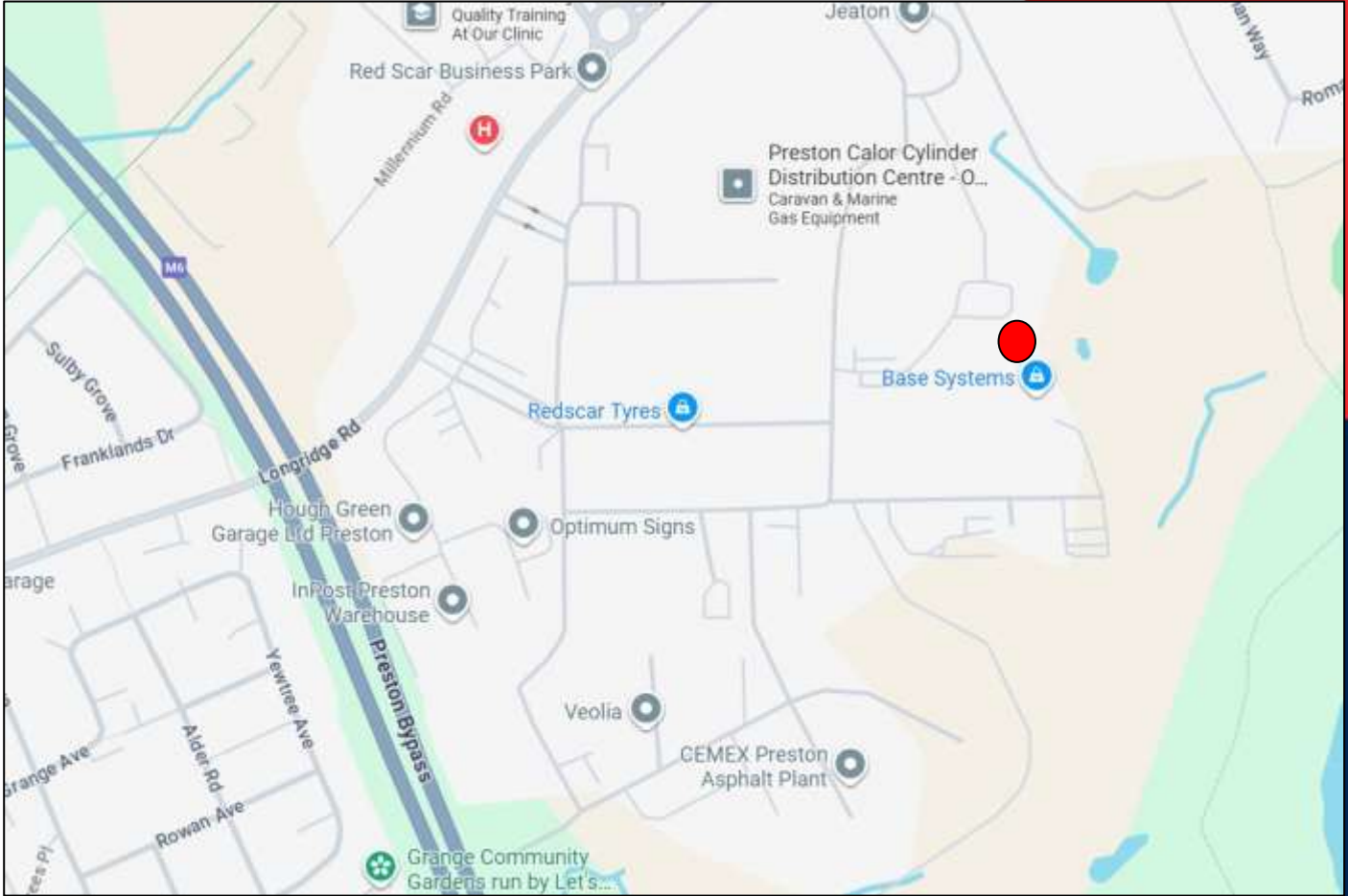
SCALE 1:100 @ A3



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## LOCATION PLAN



For full details of available commercial premises  
throughout the North West, please visit:

[www.pinkus.co.uk](http://www.pinkus.co.uk)

1 Winckley Court, Chapel Street, Preston  
PR1 8BU



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