

# MORGAN

# MARTIN

## UNIT TO LET

### Bulky Goods Consent/Office/Trade-Counter



**Unit 6, The Oaks Business Park  
Longridge Road  
PRESTON  
PR2 5BQ**

**3,000 sq ft (278.7 sqm)  
Suitable for a variety of uses –  
Retail/Showroom/Offices/Trade counter**

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by  
  
RICS

**LOCATION**

The development forms part of The Oaks Business Park which fronts Longridge Road (B6243) approximately half a mile from J31A of the M6 motorway. The estate is already home to Mears Carpets, one of the North West's leading independent car pet retailers. Nearby are both Booths' and Spar's distribution depots, as well as Volkswagen, Vauxhall and Kia Showrooms, and adjacent to the Red Scar Industrial Estate.

**DESCRIPTION**

The property comprises an end-terrace unit of steel portal frame construction, clad in profile-metal sheeting, with fully-glazed entrance, and glazed side and corner elevations. Internally, the premises have been fitted out to an extremely high standard, which incorporates suspended ceilings throughout, with LED inset-lighting, fully carpeted, fully-fitted kitchen/canteen area, boardroom, fully-heated and part air-conditioned.

There is on-site parking for approximately 25 vehicles, and the unit provides the following gross internal floor area:

Unit 6:            3,000 sq ft            (278.7 sqm)

**PLANNING CONSENT**

Planning consent for Bulky Goods was granted on 25 February 2017 – Application No. 06/2016/1185.

**LEASE**

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

**RENTAL**

£10 per sq ft exclusive.

**RATEABLE VALUE**

Full details regarding the Rateable Value can be provided in due course.

**SERVICE CHARGE**

A service charge will be levied to cover the cost of maintaining the car park and service yard.

**EPC**

An Energy Performance Certificate will be available.

**VAT**

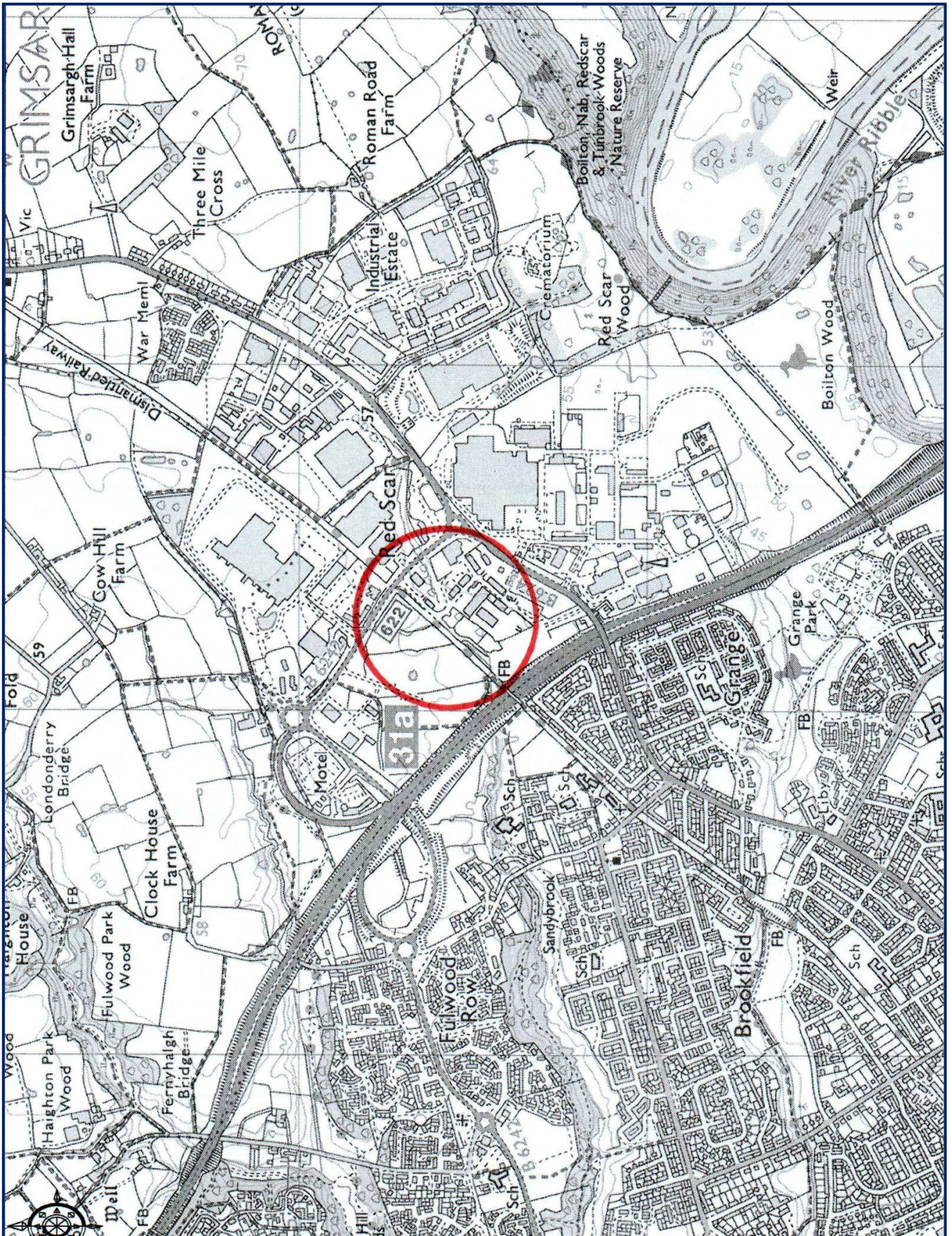
All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

**LEGAL COSTS**

Each party are to be responsible for their own legal costs.

**FURTHER INFORMATION**

Contact:            Charles D. Bell  
Telephone:        01772 556666  
Email:              charles@morganmartin.co.uk



For Identification Only

Not to Scale

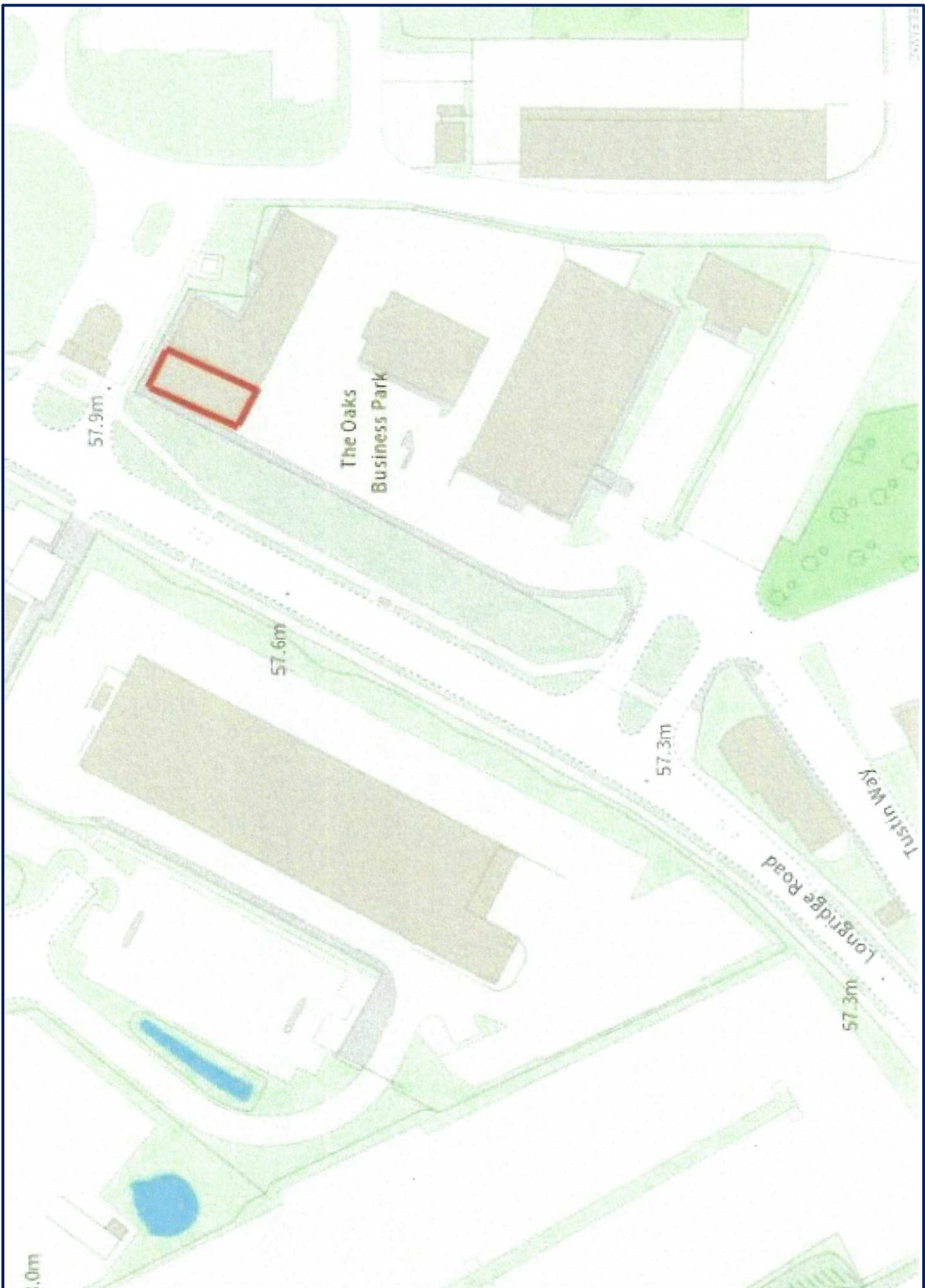
Chartered Surveyors

Fifteen Cross Street  
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Indicative photograph showing the installation of a new roller-shutter door in the front elevation.