



FOR SALE Unit 1 Ferry Road Office Park, Ferry Road, Riversway, Preston PR2 2YH

1,476 ft² / 137 m² Modern two storey office premises with 4 car parking spaces

- **Price reduced to £195,000**
- Forming part of the well-established and successful Ferry Road Office Park
- Open plan accommodation to the ground floor with partitioned offices to the first floor
- Situated within the popular Riversway Business Village, forming part of Preston Docklands, offering office, retail, residential and leisure facilities

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

01772 652652

Location

The property is situated within the popular and well-established Ferry Road Office Park, within the Riversway Business Complex which is easily accessible from Preston City Centre and the Fylde Coast.

The new Preston Western Distributor Road is within easy reach affording direct access to the motorway network.

Description

A modern purpose built two storey office property with feature glazed entrance.

Providing an open accommodation to the ground floor, together with two partitioned offices on the first floor.

Suspended ceilings and inset lighting throughout, double glazed windows and gas fired central heating.

Male and female/disabled WC facilities.

Accommodation

The net internal floor area extends to approximately 1,476 sq ft.

Assessment

The property is entered onto the rating list at a rateable value of £14,000.

Rates payable 2024/2025: 49.9p in the £

Services

The premises have the benefit of gas fired central heating, together with an intruder alarm system. The services have not been tested.

Service Charge

A Service charge is payable towards the upkeep and management of the communal areas of the Ferry Road Office Park. Current service charge is £480.00 per quarter.

Price

Reduced to £195,000

VAT

Service charge and purchase price are subject to VAT at the prevailing rate.

EPC

The EPC rating is D76.

A full copy of the EPC is available at www.epcregister.com

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk