



TO LET I NAVIGATION BUSINESS VILLAGE NAVIGATION WAY PRESTON PR2 2YP

1,150 ft² modern two-storey office premises with five car parking spaces

- Forming part of the well-established and popular Navigation Business Village immediately off Navigation Way within Preston Riversway
- Prominent position within attractive landscaped site with visitors' car park
- Air conditioning to ground floor. Carpeted throughout and with good quality suspended ceilings with inset lighting

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak.co.uk**

01772 652652

Location

Forming part of the sought after Navigation Business Village within the prestigious marina development.

Completion of the Preston Western Distributor Road is imminent which will provide direct access to the M55. Preston City Centre is within a 10 minute drive.

Description

A purpose built two-storey office property with feature glazed atrium.

Internally, the property provides an open plan office, private office and kitchen facility to the ground floor and an open plan office and private meeting room to the first floor. Male and female WC facilities at ground floor level.

The offices have the benefit of good quality suspended ceilings with inset lighting.

Five private car parking spaces are allocated and the Navigation Business Village has the benefit of a visitors' car park providing 21 spaces.

Accommodation

The net internal floor area extends to approximately 1,150 ft²/107 m².

Services

The offices have the benefit of air conditioning to the ground floor and electric panel radiators to both ground and first floors.

EPC

The Energy Performance Asset rating is Band B47. A full copy of the EPC is available at www.epcregister.com.

Service Charge

A service charge is levied towards the upkeep and the management of the communal areas of the Navigation Business Village at a current rate of £675 per annum.

Assessment

The unit is entered on the rating list at a rateable value of £9,600.

Rates payable 2023/2024: 49.9p in the £

Small business rate relief may be available.

Lease

The premises are available on a standard 3 year full repairing and insuring lease, or multiples thereof, subject to 3 yearly rent reviews.

Rental

£13,500 per annum exclusive of rates.

VAT is payable on the rent and service charge at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

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