



**FOR SALE 1 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
- Attractive landscaped site with visitors' car park
- Air conditioning to ground floor, well decorated and carpeted throughout and ready for immediate occupation

**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.

Navigation Way is easily accessible from Preston City Centre and the Fylde Coast.

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 board 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, fitted carpets throughout and are decorated to a good standard.

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

An EPC is available from the agent's office.

Tenure

The property is held on a 125 year ground lease from Preston City Council at a peppercorn rent.

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 2019/2020: 49.1p in the £

Small business rate relief may be available.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

Price

Offers around £150,000 plus VAT are invited for the long leasehold interest.

Costs

Each party is 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