



**TO LET 11 RIVERSWAY BUSINESS VILLAGE, NAVIGATION WAY,  
PRESTON, PR2 2YP**

1,160 ft<sup>2</sup> / 108 m<sup>2</sup> Superb water front office accommodation overlooking Preston Marina

- Modern two storey office premises with feature glazed atrium fitted to a high standard throughout
- Offered fully furnished ready for immediate occupation with the benefit of 4 car parking spaces
- 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](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

Forming part of the sought after Riversway Business Village overlooking Preston Marina.

Riversway is easily accessible from Preston City Centre and the Fylde Coast and completion of the Preston Western Distributor road currently under construction will further enhance its accessibility.

## **Description**

A two storey office property with feature glazed atrium fitted to a high standard throughout.

Providing reception, meeting room and staff facilities to the ground floor together with open plan accommodation at first floor level.

Suspended ceilings and inset lighting throughout together with air conditioning.

Male and female/disabled WCs.

## **Accommodation**

The net internal floor area extends to approximately 1,160 ft<sup>2</sup> / 108 m<sup>2</sup>.

## **Services**

The premises have the benefit of air conditioning and electric heating together with an intruder alarm system and telephone entry system.

## **EPC**

An EPC will be made available from the agent's office.

## **Service Charge**

A service charge is levied towards the upkeep and management of the communal areas of the Riversway Business Village at a current rate of £650 per annum.

## **Assessment**

The property is entered on the rating list at a rateable value of £9,400.

Rates payable 2022/2023: 49.9p in the £

Small business rate relief may be available.

## **Lease**

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

## **Rental**

£17,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **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](mailto:reception@hdak.co.uk)