

**REDUCED
RENTAL****TO LET 12 RIVERSWAY BUSINESS VILLAGE NAVIGATION WAY
PRESTON PR2 2YP**

1,160ft²/108 m² Prestigious waterfront office accommodation overlooking Preston Marina.

- Modern two-storey office premises with feature glazed atrium. Four car parking spaces.
- Situated within the Riversway Business Village which forms part of the popular Docklands development offering office retail, residential and leisure facilities
- Other occupiers within Riversway include McDonalds, Morrisons, NFU and Places for People

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
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.

Description

A modern two-storey office property with a feature glazed atrium.

Providing open plan accommodation to the ground floor and a general office and two glazed partitioned private offices to the first floor.

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 ft²/108 m².

Services

The premises have the benefit of electric heating and air conditioning to both ground and first floors, together with an intruder alarm system and telephone entry system.

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 £9,700.

Rates Payable 2019/2020: 49.1p in the £

Small business rate relief may be available.

EPC

The Energy Performance Asset rating is Band E113. A full copy of the EPC is available at www.ndepcregister.com

Lease

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

Rental

£10,850 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party is to be responsible for its 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