



## **FOR SALE / TO LET 12 RIVERSWAY BUSINESS VILLAGE NAVIGATION WAY PRESTON PR2 2YP**

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

- Modern two-storey office premises with feature glazed atrium fitted to a good standard throughout.
- Offering a range of open plan and private offices with the benefit of four 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**

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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**

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

Providing open plan accommodation and staff canteen/kitchen to the ground floor and a general office and three glazed partitioned private offices to the first floor.

Suspended ceilings and inset lighting throughout, together with air conditioning.

Male and female/disabled WCs.

## **Accommodation**

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

## **Services**

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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**

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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**

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The property is entered on the rating list at a rateable value of £11,000.

Rates Payable 2023/2024: 49.9 p in the £

Small business rate relief may be available.

## **EPC**

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The Energy Performance Asset rating is Band E112. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Tenure**

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

## **Purchase Price**

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£175,000 in respect of the long leasehold interest with vacant possession.

## **Lease**

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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**

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£15,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

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

## **Viewing**

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