



**TO LET 16 NAVIGATION BUSINESS VILLAGE, NAVIGATION WAY,
PRESTON PR2 2YP**

1,248 ft² / 116 m² modern two-storey office premises with 5 dedicated car parking spaces and one visitors space

- Forming part of the well-established and popular Navigation Business Village immediately off Navigation Way within Preston Riversway
- Situated within an attractive landscaped site with ample visitors car parking
- Redecorated and recarpeted throughout, with good quality suspended ceilings and air conditioning

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

01772 652652

Location

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

The new Preston Western distributor road is close by, which provides direct access to the M55 and the motorway network. 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 open plan accommodation, together with a glazed private office. A kitchen facility is available on the ground floor, together with male and female WCs.

The offices have the benefit of good quality suspended ceilings with inset lighting, and have been newly decorated and carpeted throughout.

Accommodation

The net internal floor area extends to approximately 1,248 ft².

Services

The offices have the benefit of air conditioning.

EPC

A copy of the EPC will be made available from the agent's office.

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 approximately £700 per annum.

Assessment

The offices are entered on the rating list at a rateable value of £11,500.

Rates payable 2024/2025 49.9 pence.

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

£13,000 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-uk.com