



**FOR SALE or TO LET 3 EASTWAY BUSINESS VILLAGE OLIVER'S PLACE
FULWOOD PRESTON PR2 9WT**

1156 ft² / 107 m² Two-Storey Open Plan Office with 5 Car Parking Spaces

- Superb location adjacent to Junctions 31a and 32 of the M6 and Junction 1 of the M55
- Eastway Business Village forms part of the well-established and popular Preston North Employment Centre
- Other occupiers close by include an Asda Supermarket, HomeServe, HSBC and Royal Mail

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

01772 652652

Location

Eastway Business Village is situated at the junction of Oliver's Place and Pittman Way, off Eastway, with direct access to the M6 and M55 motorways.

Description

The business village comprises of 19 office buildings set within well laid out landscaped grounds, with staff and visitors' car parking.

Accommodation

The net internal office area extends to approximately 1,156 ft² / 107 m².

A modern two-storey office property with feature glazed atrium. Suspended ceilings and Cat 2 inset lighting throughout. Open plan office accommodation to both ground and first floor levels. UPVC double-glazed windows. Vertical blinds to all windows. Carpeted throughout.

Brew-up facility and male and female WCs (including disabled facility).

Assessment

The property is entered on the rating list at a rateable value of £8,000.

Rates Payable 2018/2019: 48.0p in the £

Small business relief may apply. Interested parties should contact Preston City Council on 01772 906972.

Lease

The offices are offered on a new 3-year lease, or multiples thereof, subject to 3 yearly rent reviews upon full repairing and insuring terms.

Services

The premises have the benefit of electric storage heaters throughout, together with an intruder alarm system. An air conditioning unit has been installed to a small partitioned room at first floor level housing the computer server.

Service Charge

An annual service charge of £600 plus VAT is payable by the Tenant towards the upkeep and management of the communal areas of the Eastway Business Village.

EPC

The Energy Performance Asset rating is Band F136. A full copy of the EPC is available at www.epcregister.com.

Price

£150,000 plus VAT in respect of the freehold interest with vacant possession.

Rental

£15,000, plus VAT, per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal 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.