



**TO LET 3 NAVIGATION BUSINESS VILLAGE, NAVIGATION WAY,
PRESTON, PR2 2YP**

1,150 ft² / 107 m² well appointed two storey office premises with 5 car parking spaces

- Forming part of the well established and popular Navigation Business Village
- Attractive landscaped site with visitors car park
- Well decorated and carpeted throughout and ready for immediate occupation

**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.

Navigation Way is easily accessible from Preston City Centre and the Fylde Coast via the A583.

The new Preston western distributor road currently under construction will further improve the accessibility of the offices.

Description

A purpose built two storey office property with feature glazed atrium.

Internally, the property provides open plan facilities to both ground and first floor, each with brew up facility. Male and female WC facilities are located on the ground floor.

The offices have the benefit of suspended ceilings with LED lighting to the ground floor, fitted carpeting throughout with modern electric panel radiators.

Accommodation

The net internal floor area extends to approximately 1,150 ft² / 107 m².

EPC

The Energy Performance Asset rating is Band D98. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £9,600.

Rates payable 2021/2022: 49.9p in the £

Small business rate relief may be available.

Lease

The premises are offered on a standard FRI lease for a term of 3 years or multiples thereof subject to rent reviews at 3 yearly intervals.

Service Charge

A service charge is levied towards the upkeep and management of the communal areas of the Navigation Business Village at a current rate of £675 per annum.

Rental

£12,500 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