



TO LET 5 NAVIGATION BUSINESS VILLAGE NAVIGATION WAY PRESTON PR2 2YP

570 ft² / 53 m² Fully serviced first floor office suite with car parking

- Forming part of the well-established and popular Navigation Business Village
- Attractive landscaped site with two dedicated car parking spaces
- Fitted to a high standard and ready for immediate occupation

**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.

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

Description

Self-contained first floor office suite within a two-storey office property, with feature glazed atrium.

Internally, the property provides an open plan office with kitchen facility, together with a partitioned private office to the first floor. Shared WC facilities at ground floor level.

The offices have the benefit of a good quality suspended ceiling with CAT 2 inset lighting, wooden flooring and are decorated to a good standard.

Two private car parking spaces are allocated and the Navigation Business Village has the benefit of a visitors' car park, providing 21 spaces.

Accommodation

The net internal floor area extends to approx. 570 ft² / 53 m².

Services

The offices have the benefit of electric panel radiators and are alarmed.

Lease

The offices are offered on a fully inclusive basis with the Landlord retaining responsibility for external repair and maintenance and cleaning of the common area.

The length of Lease is open to negotiation with the Lease being contracted outside the Landlord and Tenant Act 1954.

Rental

£10,000 per annum, payable quarterly in advance.

Rental to include business and water rates, heat and light, cleaning to the common parts and toilets, window cleaning, insurance, external repair and maintenance and all costs associated with the upkeep of the Navigation Business Village.

EPC

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

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