



**TO LET UNIT 8 FERRY ROAD OFFICE PARK FERRY ROAD
RIVERSWAY PRESTON PR2 2YH**

1,480 ft² / 138 m² Modern two-storey office premises with four car parking spaces.

- Forming part of the well-established and successful Ferry Road Office Park.
- Attractive, well-fitted, open-plan accommodation.
- Situated on the Riversway Business complex with other occupiers including Places for People, Bowker BMW, Barclays Bank and NFU and amenities including Morrisons, McDonald's, Odeon Cinema and DW Fitness Centre.

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

01772 652652

Location

The property is situated within the popular and well-established Ferry Road Office Park, within the Riversway Business complex, which is easily accessible from Preston City Centre and the Fylde Coast.

Description

A modern, purpose-built two-storey office property with feature glazed entrance.

Providing open-plan accommodation to both ground and first floors.

Suspended ceilings and inset lighting throughout, double-glazed windows and gas-fired central heating.

Male and Female/Disabled WC facilities.

Accommodation

The net internal floor area extends to approximately 1,480 sq ft.

Ground Floor: 686 sq ft
First Floor: 800 sq ft

Assessment

The property is entered onto the rating list at a rateable value of £12,250.

Rates Payable 2019/2020: 49.1p in the £

Small business rate relief may be available. Full details available from Preston City Council.

Lease

The premises are available on a three year lease, or multiples thereof, upon standard full repairing and insuring terms.

Services

The premises have the benefit of gas-fired central heating, together with an intruder alarm system.

Rental

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

Service Charge

A service charge is payable towards the upkeep and management of the communal areas of the Ferry Road Office Park.

VAT

Rental and Service Charge payments are subject to VAT at the prevailing rate.

EPC

The Energy Performance Asset rating is Band C62. A full copy of the EPC is available at www.ndepcregister.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