



**TO LET 9 RIVERSWAY BUSINESS VILLAGE, NAVIGATION WAY,  
PRESTON, PR2 2YP**

1,160 ft<sup>2</sup> / 108 m<sup>2</sup> Water front office accommodation overlooking Preston Marina

- Two storey office premises with feature glazed atrium
- Redecorated and new flooring throughout ready for immediate occupation with the benefit of 4 car parking spaces
- Situated within the popular Riversway Business Village forming part of Preston Docklands offering office, retail, residential and leisure facilities

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

Forming part of the sought after Riversway Business Village overlooking Preston Marina.

Riversway is easily accessible from Preston City Centre and the Fylde Coast and the newly opened Preston Western Distributor road provides easy access to the M55 and the national motorway network.

## **Description**

A two storey office property with feature glazed atrium.

Providing open plan accommodation and one private office to the ground floor together with additional general office, glazed partitioned office and brew up facilities to the first floor.

Suspended ceilings and inset lighting/spot-lighting throughout.

Male and female/disabled WCs to the ground floor.

## **Accommodation**

The net internal floor area extends to approximately 1,160 ft<sup>2</sup> / 108 m<sup>2</sup>.

## **Services**

The premises have the benefit of electric heating together with some air conditioning, intruder alarm system and telephone entry system.

## **EPC**

An EPC will be made available from the agent's office.

## **Service Charge**

A service charge is levied towards the upkeep and management of the communal areas of the Riversway Business Village at a current rate of £650 per annum.

## **Assessment**

The property is entered on the rating list at a rateable value of £11,000.

Rates payable 2023/2024: 49.9p in the £

Small business rate relief may be available.

## **Lease**

The premises are available on a 3 year lease, or multiples thereof, subject to 3 yearly rent reviews upon standard full repairing and insuring terms.

## **Rental**

£15,000 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](mailto:reception@hdak.co.uk)