



## **TO LET DOCKLAND HOUSE ANCHORAGE BUSINESS PARK CHAIN CAUL WAY RIVERSWAY PRESTON PR2 2YL**

11,700 ft<sup>2</sup> / 1,087 m<sup>2</sup> Detached warehouse/light industrial premises with two-storey offices

- Purpose built unit constructed to a high standard, well appointed throughout and ready for immediate occupation
- Generous on-site car parking and servicing areas set within a secure fenced site
- Impressive two-storey offices

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

Anchorage Business Park is situated off Chain Caul Way within the successful Riversway Development.

Riversway is popular with office, retail and warehouse/industrial operators. The area is well served with Morrisons, Aldi, McDonald's and KFC together with a public house and Odeon cinema.

## **Description**

A modern detached property constructed in 2000 to a high standard on a secure site with CCTV, fenced service yard and excellent car parking facilities.

## **Accommodation**

The property provides the following net internal areas:

Ground & First Floor Offices:	4,930 sq ft
Warehouse/Industrial:	5,520 sq ft
Mezzanine:	1,250 sq ft

Plans attached illustrate the layout of the property.

The office facilities are fitted to a high standard with good quality suspended ceilings, inset lighting, air conditioning, dado IT trunking etc.

The warehouse/workshop facility has an eaves height of approximately 18 ft, a loading door 12 ft 3 in wide by 18 ft high, sodium lighting and gas blown air heating.

## **Services**

The premises are fitted to a high standard throughout with alarm system, CCTV, air conditioning, gas heating etc.

## **Assessment**

The property is entered on the rating list at a rateable value of £56,000.

Rates Payable 2024/2025: 54.6 p in the £.

## **Lease**

The premises are available on a 10 year full repairing and insuring lease subject to the rental review at the end of the fifth year.

## **Rental**

£75,000 plus VAT per annum, exclusive of rates, payable quarterly in advance by standing order.

## **EPC**

The Energy Performance Asset rating is Band C57. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

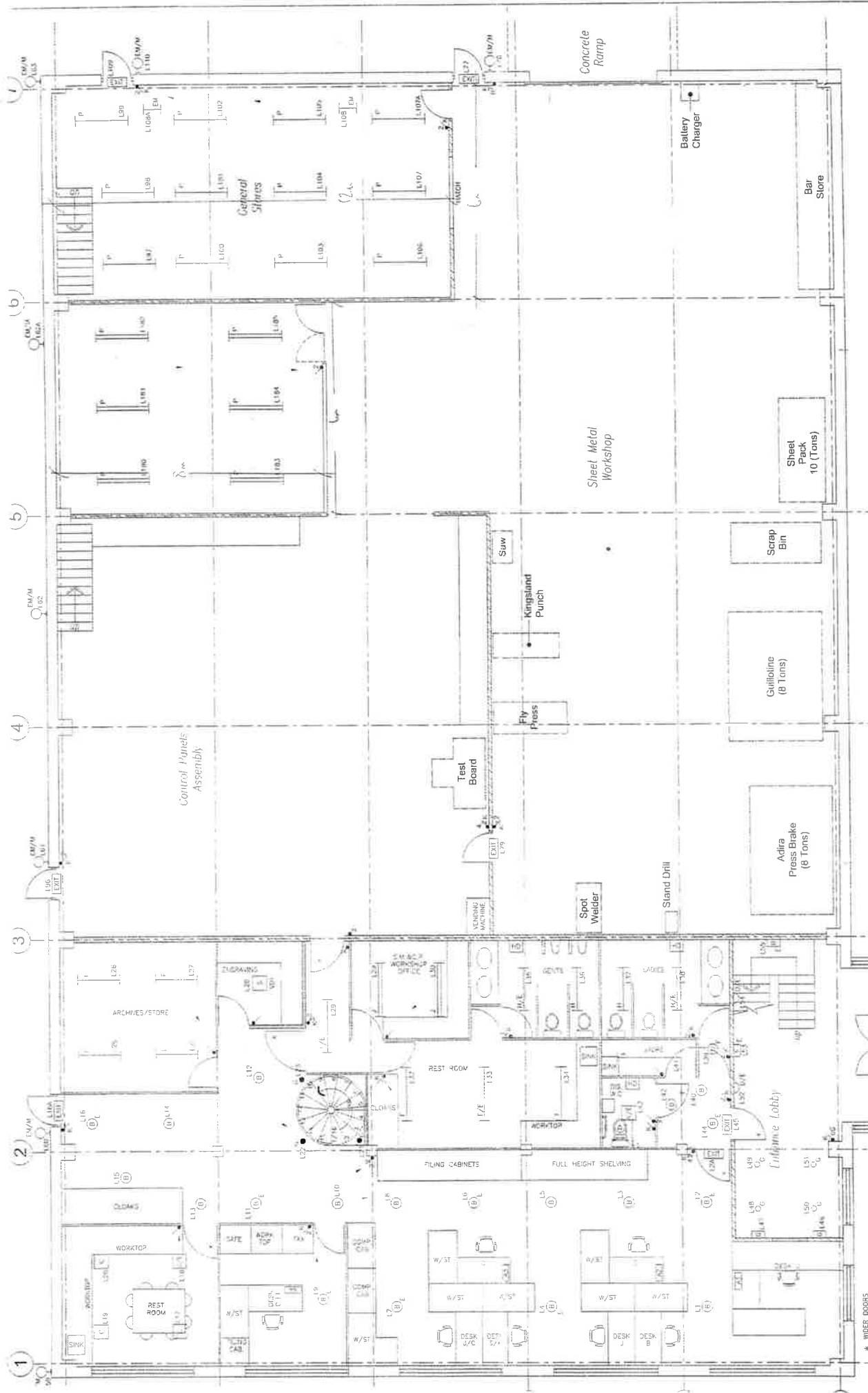
## **Legal Costs**

Each party are to be responsible for their own 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)

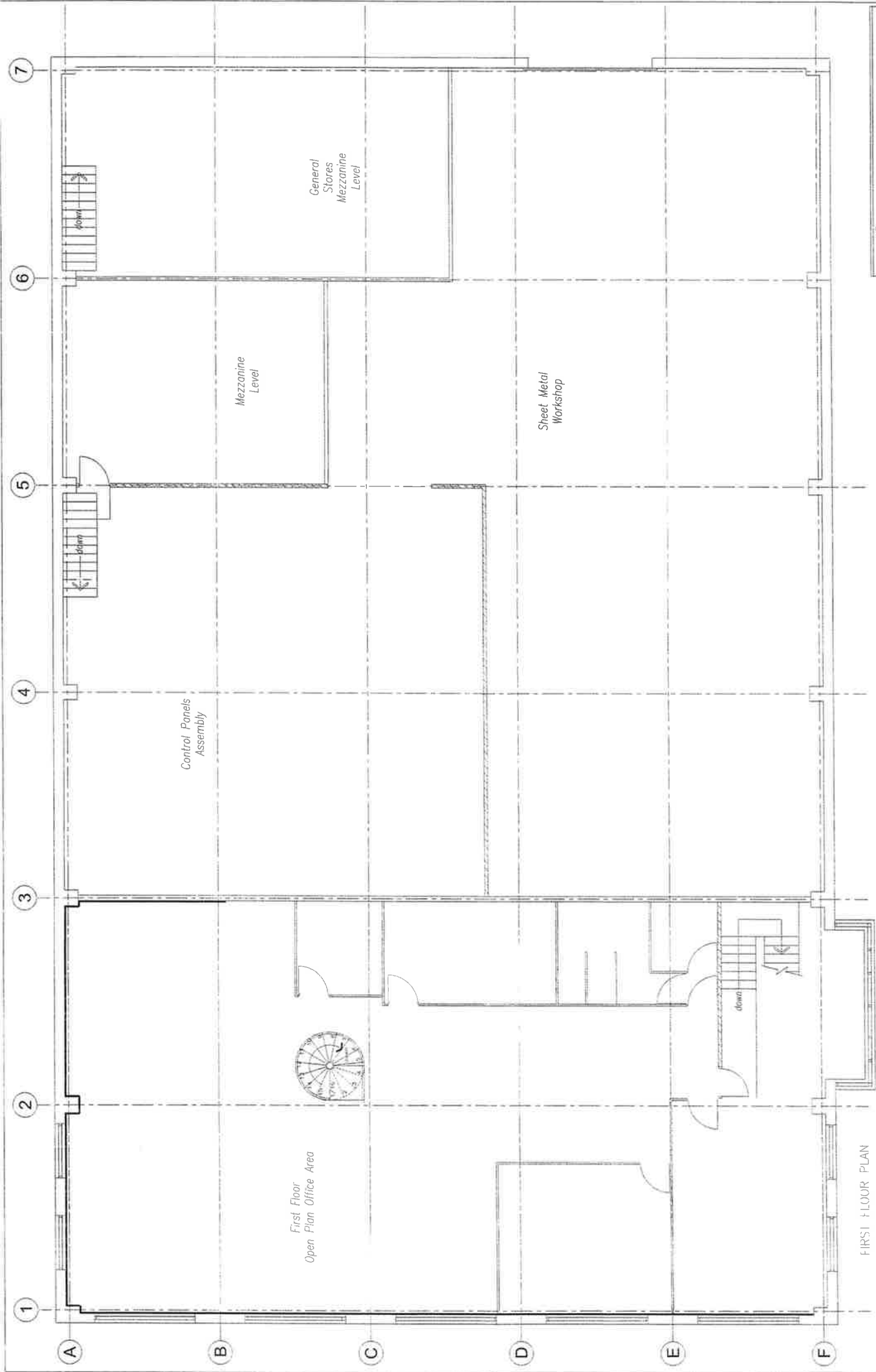




<b>EDWARD DEWHURST LTD.</b> MOUNT STREET WORKS, PRESTON.			
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Rev. 0 LIGHTING & EMERGENCY LIGHTING LAYOUT			

GROUND FLOOR PLAN

\* WIDER DOORS DIS ACCESS



 <b>EDWARD DEWURST LTD</b> MOUNT STREET WORKS, PRESTON			
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FIRST FLOOR & MEZZANINE LEVEL LIGHTING & EMERGENCY LIGHTING LAYOUT			

FIRST FLOOR PLAN