



**FOR SALE 20 NAVIGATION BUSINESS VILLAGE NAVIGATION WAY
PRESTON PR2 2YP**

1,150 ft² / 107 m² modern two-storey office premises with 5 dedicated car parking spaces and one visitor's space

- Forming part of the well-established and popular Navigation Business Village immediately off Navigation Way, within Preston Riversway
- Situated within an attractive landscaped site with ample visitors' car parking
- Well decorated and carpeted throughout, ready for immediate occupation

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

01772 652652

Location

Forming part of the sought after Navigation Business Village within the prestigious marina development.

The new Preston Western Distributor road is close by which provides direct access to the M55 and the motorway network.

Preston city centre is within a 10 minute drive.

Description

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

Internally, the property provides:

Ground floor: a private office, a large open-plan office, kitchen and dining area

Male and Female/Disabled toilet facilities

First floor: a private office and large open-plan office

CCTV cameras and monitored alarm system are installed

The office has 5 designated car parking spaces and a designated visitor parking space making 6 spaces in total. The site car park also benefits from 'out of hours' barrier access for added security.

Accommodation

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

Services

The offices have the benefit of night storage heaters to both ground and first floors. The property has the benefit of solar panels to the roof.

EPC

An EPC is available from the agent's office.

Tenure

The property is held on a 125 year ground lease from Preston City Council at a peppercorn rent.

Service Charge

A service charge is levied towards the upkeep and the management of the communal areas of the Navigation Business Village at a current rate of £800 per annum.

Assessment

The unit is entered on the rating list at a rateable value of £13,250.

Rates payable 2025/2026: 43.2p in the £

Small business rate relief may be available.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

Price

Offers around £175,000 in respect of the long leasehold interest.

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