



**TO LET 6 RIVERSWAY BUSINESS VILLAGE, NAVIGATION WAY,  
PRESTON PR2 2YP**

1,160 ft<sup>2</sup> / 108 m<sup>2</sup> Two-storey office facilities overlooking Preston Marina

- Modern two storey office premises with feature glazed atrium
- Central heating and air conditioning to private offices
- 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 new link road to the M55.

## **Description**

A two storey office property with feature glazed atrium.

The ground floor provides open plan office accommodation, together with male and female/disabled WCs.

To the first floor there are two private offices.

## **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 air conditioning to the private offices on the first floor, electric heating, fire and intruder alarm systems and telephone entry.

## **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 £750 per annum.

## **EPC**

The Energy Performance Asset rating is Band E108. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Assessment**

The property is entered on the rating list from 1 April 2026 at a rateable value of £13,250.

Rates payable 2026/2027: 43.2p in the £

## **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)