



Unit 2 Navigation Business Village Navigation Way, Preston, PR2 2YP

Offers in excess of £150,000

Unit 2 Navigation Business Village Navigation Way, Preston, PR2 2YP

MODERN OFFICE PREMISES
APPROXIMATELY 1,554 SQ. FT. / 144 SQ. M.

Description

Modern purpose built, two storey, mid-terraced office building with feature Atrium entrance. Traditionally constructed, the property provides a mixture of open plan and cellular office accommodation within a well established and popular dockland development. The business village is well kept and provides ample allocated and visitor car parking, together with well maintained and landscaped garden areas. It is a popular size building suitable for a variety of business uses.

Location

Riversway (docklands) is a modern mixed development of office / retail, residential and leisure facilities built around the main dock. The position is on the outskirts of Preston, just over two miles from the city centre. It has good access to the M6 motorway at Junction 32 (north) and Junction 30 (south). The position is also readily accessible to the Fylde Coast by way of the A583 and the new Preston Western Distributor Road, which links the area directly with the M55 motorway. For identification purposes, the position is more particularly indicated, edged red, on the location plan attached, which is not to scale.

Accommodation

GROUND FLOOR:

Atrium entrance area with staircase to first floor
Ladies toilet with one WC
Gentleman's / disabled toilet with one WC
Open plan ground floor Office
Gallery Kitchenette
Filing Room / Office

FIRST FLOOR

Approached by wide staircase, comprising three separate rooms, all divided from an original open plan area, with the benefit of de-mountable partitioning.

OUTSIDE

5 specific parking spaces close to the premises, together with 1 visitor parking space towards the entrance of the development. Communal landscaped areas.

Services

Mains electricity, water and drainage are connected. The property has an electric panel heating system. Hot water is provided by independent electric hot water heaters.

Rating Assessment

The current Rateable Value is assessed at £11,250 within the 2023/2024 Rating List. Most occupants should benefit from small business rate relief and therefore, under current provisions, business rates may not be applicable.

Planning

We understand that the premises have established / permitted use under Class E - Commercial, Business and Service. As revised 2024. Interested parties must, of course, make their own enquiries to Preston City Council Planning Department, Tel. No: 01772 906581.

Tenure

The property is held on a Leasehold basis, for 125 years, from 15th November 1989. There is an annual service charge of £600, including maintenance of the grounds and car parking areas.

Asking Price

Offers in Excess of £150,000 is required to purchase the long Leasehold interest with vacant possession.

VAT

All prices quoted are exclusive of, but may be subject to, VAT at the standard rate.

Plans & Photographs

Photographs and plans are provided specifically for illustration and identification purposes only. They are not to scale and, therefore, should not be relied upon by interested parties.

Viewing Arrangements

Strictly by appointment with the sole agents, Garside Waddingham, contactable on 01772 201117.

Misdescription Act

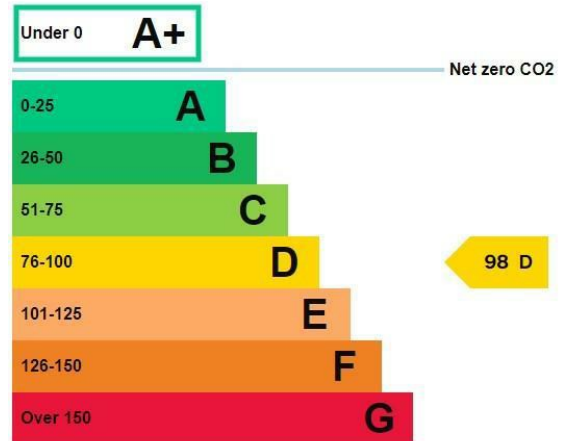
These details, whilst believed to be correct, do not form any part of an offer or contract. Purchasers should not rely on them as statements or representation of fact. No person in this firm's employment has authority to make or give any representation or warranty in respect of the property. No appliances or installations have been tested. All measurements are approximate.





Energy rating and score

This property's energy rating is D.



Unit 3 Navigation Business Village Navigation Way, Ashton, Preston, Lancashire, PR2 2YP

Tel: 01772 201117 Fax: #

Web: www.garsidewaddingham.co.uk Email: surveyors@gwsurveyors.co.uk