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CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY PRESTON PR2 2YP
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TO LET (MAY SELL)
HIGH QUALITY OFFICES
OCCUPIER/INVESTMENT OPPORTUNITY

UNITS 6 & 7
EASTWAY BUSINESS VILLAGE
OLIVERS PLACE
FULWOOD
PRESTON PR2 9WT



123 - 253 SQ M (1,330 – 2,734 SQ FT)

LOCATION

The property is located within the well-established North Preston Employment Area, a mixed commercial and office environment. Nearby occupiers include IBM, Lancashire Evening Post, HSBC and British Aerospace. Junctions 31a/32 of the M6 motorway are within 1 mile of the site.

Asda Supermarket is located a brief walk from the property.

DESCRIPTION

Eastway Business Village comprises a self-contained, modern office park of 20 offices with adjacent car parking within a landscaped site.

The two storey accommodation is constructed of brick walls beneath an insulated profile metal roof and benefits from a reception entrance and hallway leading to the ground floor offices. The accommodation is fully fitted incorporating carpeted floors, plastered/painted walls and suspended ceilings, being heated and lit throughout. Male/female/disabled WC facilities are installed. Existing partitions within the ground floor suite can be adapted to suit specific occupier needs.

ACCOMMODATION

Ground floor	123 sqm	1,330 sqft
First Floor	130 sqm	1,404 sqft (occupied)
Total	253 sqm	2,734 sqft

TERMS

The accommodation can be made available by way of a new 6 year effective full repairing and insuring lease.

RENTAL

£13,500 per annum exclusive.

SALE

The property is also available for sale with the benefit of some income. The first floor is let by way of a 10 year lease expiring in June 2019 to USDAAW at a passing rent of £14,000 per annum exclusive of business rates, service charge and utilities costs.

Offers are invited in excess of £325,000

SERVICE CHARGE

A service charge is levied to cover the costs associated with the upkeep of the common areas and building insurance.

RATEABLE VALUE

£28,500 (2010 list)

The estimated rates payable for the ground floor is £7,025 (2015/2016)

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

EPC

Available on request.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

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