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**TO LET  
(MAY SELL)**



## PRESTIGIOUS MODERN OFFICES

249 m<sup>2</sup> ( 2,680 ft<sup>2</sup> )

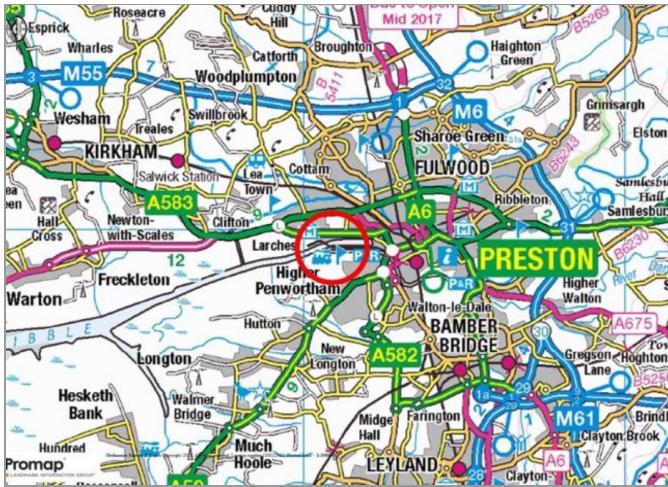
**17 & 18 Navigation  
Business Village  
Navigation Way  
Preston  
PR2 2YP**

- Modern air-conditioned offices
- Sought after location
- Flexible terms
- Competitive rent
- Car parking

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 Preston  
 PR1 3JU

**Lancaster office** T | 01524 60524  
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 Lancaster  
 LA1 1ET



## Location

Navigation Business Park is located at Riversway, approximately 2 miles to the west of Preston City Centre. Riversway Docklands is an established commercial location offering a range of business, leisure, retail and residential facilities positioned around the original Preston Dock.

Riversway is situated off the A583 and provides easy access to both Preston and the Fylde Coast.

## Description

The subject premises comprise a two-storey building of portal frame construction with brick and glazed infill walls beneath a pitched metal profile roof.

Internally, the premises provide predominantly open plan accommodation and benefit from suspended ceilings incorporating air conditioning units, LED lighting, perimeter trunking and fire detection. The premises are decorated and carpeted throughout to a good standard.

The ground floor entrance lobby provides access to both floors together with male and female WC facilities. The first floor has the benefit of a separate glazed meeting room. There are two kitchen facilities, one on each floor.

Externally there are 7 designated car parking spaces, 2 visitor spaces and landscaped areas.

## Accommodation

The accommodation extends to the following approximate net internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	123	1,324
First Floor	126	1,356
<b>Total</b>	<b>249</b>	<b>2,680</b>

## Services

It is understood that mains connections to electricity, water and drainage are available to the premises.

## Rating Assessment

The premises have a Rateable Value of £22,500.

Interested parties are, however, recommended to make their own enquiries with Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of Preston City Council

## Tenure

The offices are available on a term to be agreed on full repairing and insuring lease terms. Our clients may consider selling the property subject to the level of offer received.

## Service Charge

There is currently an estate service charge payable for the whole building.

## Asking Rental

£30,000 per annum, exclusive.

## Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not be relied upon.

## Energy Performance Certificate

Lancashire Valuation Tribunal Unit 17-18 Navigation Business Village, Navigation Way Jackson-on-Ribble PRESTON PR2 2YP	Energy rating <b>D</b>	Valid until: 4 July 2022 Certificate number: 0030-5962-6362-6796-3010
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Property type	B1 Offices and Workshop businesses
Total floor area	306 square metres

### Rules on letting this property

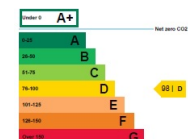
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built **36 | B**

If typical of the existing stock **96 | D**

## VAT

All rentals quoted will be subject to VAT at the standard rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Enquiries

Via the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk)