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**FOR  
SALE**



## SUPERB OFFICE INVESTMENT OPPORTUNITY

108.2 m<sup>2</sup> ( 1,165 ft<sup>2</sup> )

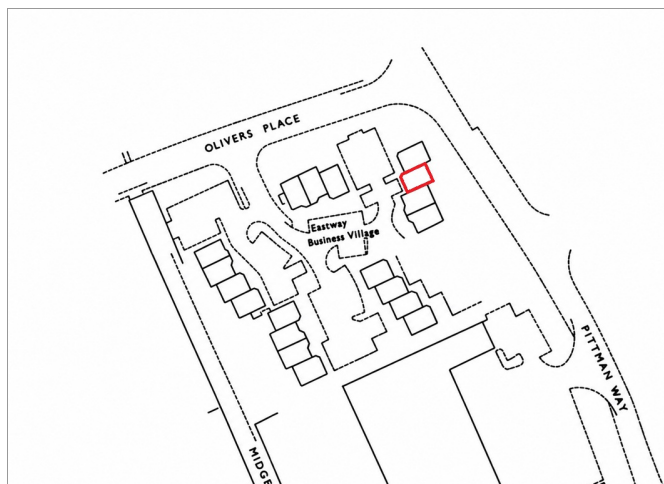
**14 Eastway Business  
Village  
Pittman Way  
Fulwood  
Preston  
PR2 9WT**

- Established and sought after North Preston business location
- Modern self-contained office accommodation
- Let to an excellent covenant

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

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## Location

Eastway Business Village is located within the North Preston Employment Area, approximately 3 miles to the north of Preston City Centre, close to the established Fulwood Central commercial area.

The location benefits from excellent motorway connections, with easy access to Junction 1 of the M55 Motorway (Junction 32 of the M6) and Junction 31A of the M6 Motorway.

Nearby occupiers include Lancashire NHS Trust, Zebra Technologies, a major Royal Mail sorting office and an Asda Superstore, together with a range of commercial and employment uses at Fulwood Central.

## Description

The premises comprise a two storey, pavilion style, building of brickwork construction situated in the middle of a terrace of three similar properties.

The building provides self-contained office accommodation over ground and first floors which is carpeted and decorated throughout incorporating a suspended ceiling with recessed Category II lighting.

At ground floor level an entrance hall provides access to both floors together with male and female WC facilities.

Externally, 5 dedicated car parking spaces are provided.

## Accommodation

The suites provide a total net internal floor area extending to approximately 108.2 m<sup>2</sup> (1,165 ft<sup>2</sup>).

## Services

We understand the premises benefit from electricity, gas, water and drainage.

## Rating Assessment

The property has a Rateable Value of £10,750.

Interested parties are, however, advised to make their own enquiries with the local rating authority at Preston City Council.

## Tenure

Understood to be freehold.

## Tenancy Information

The premises are let in their entirety to Novus Property Solutions Limited by way of a 3-year lease from 16 July 2026, expiring on 15 July 2029, at a current passing rental of £14,800 per annum exclusive.

The lease is drawn on effectively full repairing and insuring terms, with the Tenant responsible for keeping the property in good repair and condition, together with payment of the Landlord's insurance premium, service charge and principal occupational outgoings.

There are no rent reviews or tenant break options during the contractual term.

## Tenant Covenant

Novus Property Solutions Limited (Company No. 02403551) is an established property maintenance and refurbishment contractor.

The company's published accounts for the year ending 31 December 2024 reported net assets of approximately £18.68 million and cash at bank and in hand of approximately £12.60 million.

An Experian Business Express report records the company with a credit score of 100, categorised as Very Low Risk, together with a recommended credit limit of £2,600,000 and credit rating of £870,000.

## Asking Price

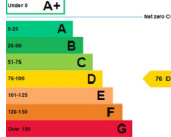
Offers in the region of £185,000, reflecting a net initial yield of approximately 7.58%, assuming purchaser's costs of 5.5%.

The transaction is anticipated to be treated as a Transfer of a Going Concern (TOGC) for VAT purposes.

## Photographs and Plans

All photographs and plans are provided within these particulars for information purposes only and should not be relied upon.

## Energy Performance Certificate

|                                                                                                                                                                                |                                                                 |                                                                                   |                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 Eastway Business Village<br>Olivers Place<br>PRESTON<br>PR1 3WT                                                                                                             | Energy rating<br><b>D</b>                                       | Valid until<br>28 February 2033<br>Certificate number<br>0273-2187-7428-0282-0261 |                                                                                                                                                                   |
| Property type<br>Total floor area                                                                                                                                              | Retail/Financial and Professional Services<br>135 square metres |                                                                                   |                                                                                                                                                                   |
| <b>Rules on letting this property</b><br>Properties can be let if they have an energy rating from A+ to E.                                                                     |                                                                 |                                                                                   |                                                                                                                                                                   |
| <b>Energy rating and score</b><br>This property's energy rating is D.<br><br>Net zero CO2 |                                                                 |                                                                                   | Properties get a rating from A+ (best) to G (worst) and a score.<br>The better the rating and score, the lower your property's carbon emissions are likely to be. |

## Legal Costs

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

## VAT

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

## Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

## Enquiries

Via the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden / Mary Hickman

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