

### **Location**

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Eastway Business Village is situated at the junction of Oliver's Place and Pittman Way, off Eastway with direct access to the M6 and M55 motorways. Other occupiers close by include Asda, Lancashire Evening Post, DVLA and Royal Mail.

### **Description**

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A modern two storey office property set within the Eastway Business Village which comprises 19 office buildings within well laid out landscaped grounds with staff and visitors' car parking.

### **Accommodation**

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The net internal office area extends to approximately 1156 ft<sup>2</sup> / 107 m<sup>2</sup>.

The offices have been refurbished to a high standard and are offered partially furnished and ready for immediate occupation.

To the ground floor, there is a general reception office, two partitioned offices together with brew-up facilities.

On the first floor, there is an open plan office and two quality partitioned offices.

Male and female WCs (including disabled facility) are provided to the ground floor.

### **Assessment**

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We are verbally advised by Preston City Council as follows:

Rateable Value:	£12,500
Rates Payable 2013/2014:	47.1p

### **Services**

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The premises have the benefit of night storage heaters and a burglar alarm system.

### **Service Charge**

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An annual Service Charge of £650 is levied and payable by the occupier towards the upkeep and management of the communal areas of the Eastway Business Village.

### **EPC**

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A copy of the EPC is available at the agents' office.

### **Lease Details**

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The offices are offered on a standard full repairing and insuring lease for a term of 3 years or multiples thereof, subject to rent reviews at 3 yearly intervals.

### **Rental**

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£12,000 per annum, exclusive of rates, payable quarterly in advance.

### **Legal Costs**

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Each party is to be responsible for their own legal costs.

### **Viewing**

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Strictly by appointment through the agents HDAK. Telephone: 01772 652652 or e-mail: [info@hdak-uk.com](mailto:info@hdak-uk.com)

**NB – the Directors of HDAK have an interest in this property**



## **TO LET 8 EASTWAY BUSINESS VILLAGE OLIVERS PLACE FULWOOD PRESTON PR2 9WT**

1156 ft<sup>2</sup> / 107 m<sup>2</sup> Prestigious office premises with 5 car parking spaces

- Superb location adjacent to Junctions 31a and 32 of the M6 and Junction 1 of the M55
- Attractive landscaped site with 5 dedicated car parking spaces. Fitted to a high standard, partially furnished and ready for immediate occupation
- Forming part of the popular Eastway Business Village with nearby occupiers including Asda, Lancashire Evening Post, DVLA and Royal Mail