

**PART INCOME
PRODUCING**



**MODERN
OFFICES WITH
MARINA
FRONTAGE
FOR SALE**

**16/18 Riversway
Business Village,
Navigation Way
Preston PR2 2YP**

LOCATION

Possibly the most attractive office location in Preston overlooking Preston's marina at the entrance to the Albert Edward Dock at Riversway. Morrisons Supermarket, McDonalds and Baffitos Restaurant, DW Fitness and Costa Coffee are all within easy walking distance.

DESCRIPTION

Modern, self-contained office premises providing high quality open plan and cellular office accommodation with the following features:-

- Fully glazed entrance atrium
- Air conditioning to all offices except reception
- Ground floor meeting room and all first floor offices
- Suspended ceilings incorporating fluorescent strip and spot lighting
- Ladies and gents WC's and kitchen facilities
- Double glazed UPVC windows
- Fire and burglar alarms
- A fully fitted range throughout of top quality Neville Johnson furniture including fitted desks, filing cabinets and boardroom table
- Sale includes leather seating to the reception area, boardroom and some offices
- 12 Parking spaces within a landscaped site



VIEWING
Strictly by appointment

CONTACT
MARK HARRISON
01772 769000
mark@pinkus.co.uk

01772 769000
www.pinkus.co.uk

**ROBERT
PINKUS**

& CO

ACCOMMODATION

Approx. net internal floor area 3,539 sq ft (329 sq m)

TERMS

The property is available by way of the sale of the long leasehold interest which is at a peppercorn ground rent.

SALE PRICE

£375,000 + VAT

TENANCY INFORMATION

Part of the ground floor is let to Pario Ltd for 3 years from 10th February 2017 at an annual rent of £8,500 per annum

RATES – R.V. £21,721 (2017 list) Estimated Rates Payable £10,708 (2017/2018).

This applies to the vacant accommodation.

VAT

The property is elected for VAT.

LEGAL FEES

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

DECLARED INTEREST

Partners of this Practice declare an interest in the ownership of the property.

MONEY LAUNDERING

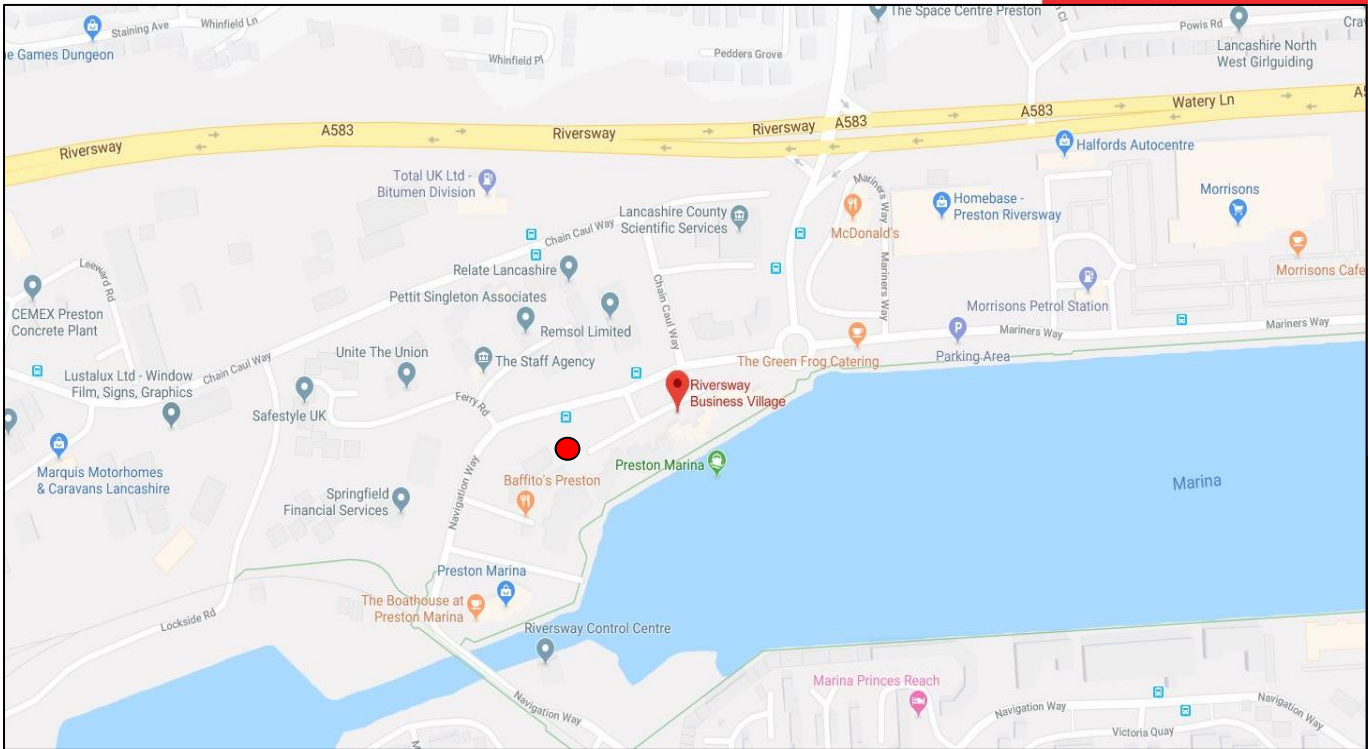
In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



ROBERT
PINKUS

& CO

LOCATION PLAN



Energy Performance Certificate Non-Domestic Building

HM Government

16-18 Riversway Business Village
Navigation Way
Ashton-on-Ribble
PRESTON
PR2 2YP

Certificate Reference Number:
0596-9879-5430-2400-1103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

118 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 456.9
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 86.42
Primary energy use (kWh/m² per year): 511.17

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
82 If typical of the existing stock

For full details of available
commercial premises
throughout the North West,
please visit:

www.pinkus.co.uk

1 Winckley Court,
Chapel Street
Preston PR1 8BU



ROBERT
PINKUS

& CO

ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT