



MODERN SELF CONTAINED OFFICE

TO LET/MAY
SELL

20 Navigation
Business Village
Navigation Way
Preston PR2 2YP

LOCATION

The property is located within the well-established and popular Navigation Business Village, immediately off Navigation Way, which forms part of Riversway Docklands Estates. Situated at the westerly end of the Business Park a 10 minute drive from Preston City Centre, Junction 29 / 32 of the M6 motorway are all within a 15 minute drive and provide easy access into the remainder of the North West and national motorway network.

DESCRIPTION

The property comprises two storey, self-contained office accommodation of brick/block construction beneath a hipped roof within a landscaped site. The property benefits from:-

- Private meeting/training room to the ground floor
- Suspended ceiling with recessed lighting
- Modern kitchen & WC facilities
- Intruder/ fire alarm
- Open plan layout to the second floor
- Double glazed aluminium doors and windows
- Perimeter three compartmental trunking at skirting level
- Entry phone system

Externally there are 4 dedicated parking spaces plus 1 visitor space

FLOOR AREAS

Ground Floor	560 sq ft	(52 sq m)
First Floor	570 sq ft	(53 sq m)
Total	1,130 sq ft	(150 sq m)

TERMS

The property is available by way of a new lease with terms to be agreed. Alternatively the property is also available for sale.

RENTAL/ SALE

£13,500 per annum exclusive / £150,000
(The property is held long leasehold. Details upon request.)

RATES – R.V. £9,600 (2017 list). We Understand this this property qualifies for business rates relief, please contact Preston Borough Council on 01772 906972.

VAT

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

LEGAL FEES

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

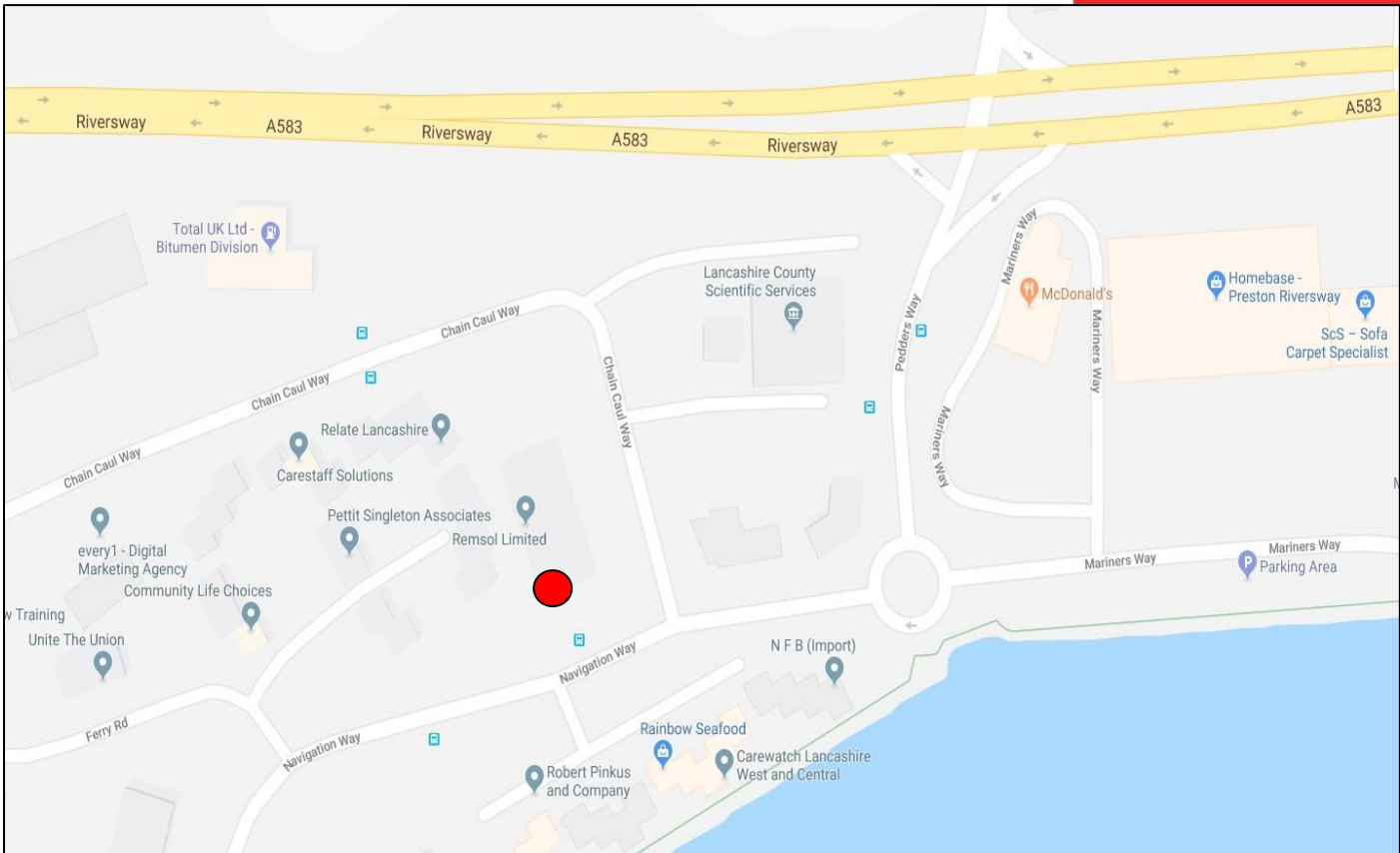
VIEWING
Strictly by appointment

CONTACT
Mark Harrison
01772 769000
mark@pinkus.co.uk

01772 769000
www.pinkus.co.uk

ROBERT
PINKUS

& CO



Energy Performance Certificate HM Government
Non-Domestic Building

Bed Space Unit 20 Navigation Business Village, Navigation Way
Ashton-on-Ribble
PRESTON
PR2 2YP

Certificate Reference Number: 0080-0539-1819-5790-5092

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+	0-25
A	26-50
B	51-75
C	76-100
D	101-125
E	126-150
F	Over 150
G	Over 150

Net zero CO₂ emissions

104 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	132
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	64.87

Benchmarks

Buildings similar to this one could have ratings as follows:

38	If newly built
101	If typical of the existing stock

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

www.pinkus.co.uk

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



ROBERT PINKUS



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