



**TO LET
REFURBISHED
OFFICE SUITES
4th & 5th FLOORS**

**RIBCHESTER
HOUSE
PRESTON
PR1 2QL**

LOCATION

Ribchester House, fronting Ringway (A59) at its junction with Lancaster Road (A6), is located within an established commercial area of the city. The law courts lie immediately opposite the site, which is in close proximity to the main shopping area, the newly refurbished Preston Market and a multi-storey car park. There is excellent access to the city centre, the A6 and junction 31 of the M6.

DESCRIPTION

A six storey office building which has been extensively refurbished with facilities including:

- Fully refurbished, open plan space
- Carpeted floors
- Refurbished 8 person passenger lift
- Electronic door entry system & reception area
- Male and female toilets
- Refurbished and redecorated staircases and landings

FLOOR AREAS

Fourth floor	2,935 sq ft	272.7 sq m
Fifth Floor	2,935 sq ft	272.7 sq m
Total	5,870 sq ft	545.4 sq m

7 car parking spaces in total

TERMS – The offices are available by way of a new internal repairing lease on terms to be agreed.

RENTAL - £10 per sq ft exclusive.

SERVICE CHARGE – There is a service charge levied to cover the cost of maintaining the common parts of the building together with the exterior of the property. Details are available on request.

RATES – R.V. £12,500 per floor (2017 list) Estimated Rates Payable £5,800 per floor (2017/2018). This property may qualify for business rates relief, please contact Preston City Council on 01772 906972 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT – All outgoings are subject to VAT.

LEGAL FEES - Each party to be responsible for its own legal costs in connection with the lease.

**VIEWING
Strictly by appointment**

**CONTACT
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01772 769000
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**01772 769000
www.pinkus.co.uk**

**ROBERT
PINKUS**

& CO



DISCLOSURE – A partner of this Practice has an interest in this property.

Display Energy Certificate HM Government
How efficiently is this building being used?

Forbes Solicitors
Ribchester House, Lancaster Road
Preston
PR2 2QL

Certificate Reference Number:
0620-0215-0609-3290-3096

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document Display Energy Certificates and advisory reports for public buildings available on the Government's website at: www.gov.uk/government/collectors/energy-performance-certificates.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

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

100 would be typical

Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

82

Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 204
Assessment Rating: Not available

	Heating	Electricity
Annual Energy Use (kWh/m ² /year)	142	82
Typical Energy Use (kWh/m ² /year)	121	90
Energy from renewables	0%	0%

Administrative Information

This is a Display Energy Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: DCLG, CRICL, v3.6.2
Property Reference: 2360320000
Assessor Name: Matthew Burgess
Assessor Number: QU0300143
Accreditation Scheme: Quire Limited
Employer/Trading Name: Constance@305 Ltd
Employer/Trading Address: 6 Market Court, Castle Park, Wakefield, WF4 3PL
Issue Date: 02-12-2015
Valid Until: 29-03-2016
Valid Until: 19-03-2016

Related Party Disclosure: Recommended for improving the energy performance of the building are contained in the associated Recommendation Report - 9900-2963-0205-6020-2030. You can obtain contact details of Quire Limited at www.quire.co.uk.

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

EC

MOST ACTIVE AGENT WINNER 2017

LANCASHIRE & CUMBRIA

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