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**CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS**

**16-18 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY PRESTON PR2 2YP
TEL: 01772 769000
FAX: 01772 760066
WEBSITE: www.pinkus.co.uk**

TO LET (MAY SELL)
**PRESTIGE WATERFRONT
OFFICE ACCOMMODATION**

**9 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY
PRESTON
PR2 2YP**



APPROXIMATE TOTAL FLOOR AREA: 95.4 SQ M (1,026 SQ FT)

LOCATION

Riversway is a modern mixed development of office, retail, residential and leisure facilities situated around the Albert Edward Dock on the outskirts of Preston. Occupiers in the vicinity include Barclays Bank, Preston Gateway, Priory, NFU Mutual and a number of local business. Amenities include Morrisons Supermarket, McDonalds, KFC, DW Fitness Gym, Halfords and Baffitos Restaurant.

Riversway is easily accessible from Preston Town Centre together with Junctions 29 to 32 of the M6 motorway.

DESCRIPTION

Prestige waterfront two storey, self-contained office accommodation providing the following features:

- Suspended ceiling incorporating a combination of fluorescent strip lighting and LED lighting
- Double glazed UPVC windows
- Air conditioning wall mounted units to the first floor
- Kitchen facilities to the ground and first floor
- 4 car parking spaces set within a landscaped site
- Alarm, CCTV, entry com system and server room
- Trunking for data and power cabling
- WC facilities located within the vestibule

ACCOMMODATION

Approximate net internal area: 95.4 sq m (1,026 sq ft)

TERMS

The property is available by way of a new lease with terms to be agreed.

RENTAL

£15,000 per annum exclusive

SALE

Upon Application

RATEABLE VALUE

£12,500 (2010 list)
The estimated rates payable £6,215 (2016/2017)

VAT

VAT is not currently chargeable.

EPC

Available upon request.

LEGAL FEES

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

VIEWING

Mark Harrison T: 01772 769000 E: mark@pinkus.co.uk

www.pinkus.co.uk

Energy Performance Certificate Non-Domestic Building



Unit 9 Riversway Business Village
Navigation Way
Ashton-on-Ribble
PRESTON
PR2 2YP

Certificate Reference Number:
0494-9493-9230-0090-6903

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

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

88

This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 120
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 72.53

Benchmarks

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

Administrative information

This is an Energy Performance Certificate as defined in SI2007-991 as amended

Assessment Software: iSBEM v4.1.c using calculation engine SBEM v4.1.c.2
Property Reference: 649044230000
Assessor Name: Paul Eteson
Assessor Number: NGIS800533
Accreditation Scheme: Heating and Ventilation Certification Associates Ltd
Employer/Trading Name: Preston Energi Assessors/EPC North West
Employer/Trading Address: as above
Issue Date: 10 Nov 2011
Valid Until: 09 Nov 2021 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9090-6904-0499-3020-4044

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005