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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 / FOR SALE
OFFICE PREMISES
UNIT 3 AVROE COURT
AVROE CRESCENT
BLACKPOOL BUSINESS PARK
BLACKPOOL
FY4 2DP



**APPROXIMATE TOTAL FLOOR AREA:
204 - 408 SQ M (2,200 – 4,400 SQ FT)**

LOCATION

Prominently situated on the Fylde Coast, within Blackpool Business Park, with access off Squires Gate Lane, which provides easy access to Junction 4 of the M55 motorway, to the rear of Morrisons, McDonalds, Warburtons and Signet Plc.

Other occupiers within Blackpool Business Park include The Federation of Small Businesses, Blackpool Gazette, Auto Indemnity Plc and Fylde Microsystems.

DESCRIPTION

Unit 3 Avroe Court lies within a modern development of prestige offices constructed in three phases, set within a landscaped site and comprise the following specification:

- High specification construction with facing brickwork, tiled pitched roof and aluminium double glazed windows
- Feature glazed entrance enclosing staircase
- Kitchen plus male and female w.c. facilities
- Suspended ceilings incorporating recessed Category 2 fluorescent strip lighting
- Gas fired central heating
- Raised access floor
- Air conditioning
- Excellent off-site parking

ACCOMMODATION

Approximate net internal area: 204 sq m – 408 sq m (2,200 sq ft – 4,400 sq ft)

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

On Application.

SALE PRICE

On Application

RATEABLE VALUE

£50,500 (2010 list) whole building
Estimated Rates Payable £23,800 (2013/2014)

VAT

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

EPC

See attached.

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



Keystone House
Avroe Crescent
BLACKPOOL
FY4 2DP

Certificate Reference Number:
0430-0532-9199-0127-0006

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

100 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): 548
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 88.78

Benchmarks

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

Administrative information

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

Assessment Software: SBEM Online v1.3 using calculation engine SBEM v4.1.d.0

Property Reference: 309105190000

Assessor Name: Steven Roberts

Assessor Number: SA/A003807

Accreditation Scheme: National Energy Services

Employer/Trading Name: Regional Buildings Assessments

Employer/Trading Address: 8, Walmsley Avenue, Rishton, Blackburn, Lancashire BB1 4HQ

Issue Date: 28 Mar 2012

Valid Until: 27 Mar 2022 (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: 0270-3910-0492-9410-5000

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