

# OFFICE SUITES

## TO LET

**RIBBY HALL  
VILLAGE  
RIBBY ROAD,  
WREA GREEN,  
LANCASHIRE,  
PR4 2PR**

On Behalf Of:



### LOCATION

The subject property lies within the Ribby Hall Village Estate, which is one of Lancashire's premier leisure and business destination which provides access to Hotel, Spa, Gym, Swimming, Childcare and Outdoor Activity facilities, as well as Spar Convenience Store and Starbucks Coffee Shop. All set within over 100 acres of managed Woodland.

Ribby Hall Village is conveniently located off Blackpool Road (A583) which links Blackpool and Preston. Junction 3 of the M55 lies approximately 1 mile to the North and provides access to the national motorway network (M6) at Junction 32.

### DESCRIPTION

The office space is situated to the first floor of the Business and Banqueting Centre and is accessed via a common entrance lobby located close to the entrance of Ribby Hall Village. The office suites benefit from:

- Data and power cabling
- Central heating
- UPVC double glazed windows
- WC and Kitchen facilities
- Lift access
- Dedicated parking

### FLOOR AREAS / RENTAL

Suite	Size (SQFT)	Monthly Rent*
1	520	£1300
2	223	£560
3	812	£2100
4a	706	£1800
5b	489	£1250

\*The inclusive rental package includes: Business rates, Electric, water, gas, cleaning of the common areas, building insurance, refuse collection, site security and service charge.

### TERMS

The property is available by way of a new internal repairing and insuring lease with terms to be agreed. Minimum term of 12 months.

### VAT

VAT will be applicable to the rental

### LEGAL FEES / RENTAL DEPOSIT

Ingoing Tenants will be liable for £250 + VAT ingoing fee. A one month rent deposit will be held for the duration of the term.

### VIEWING

Strictly by appointment

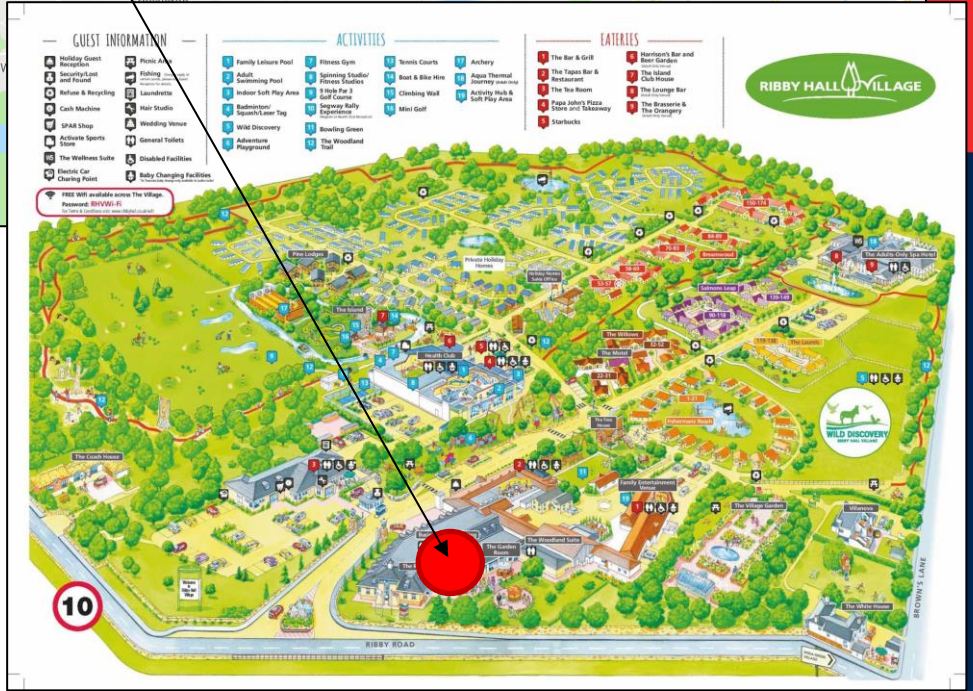
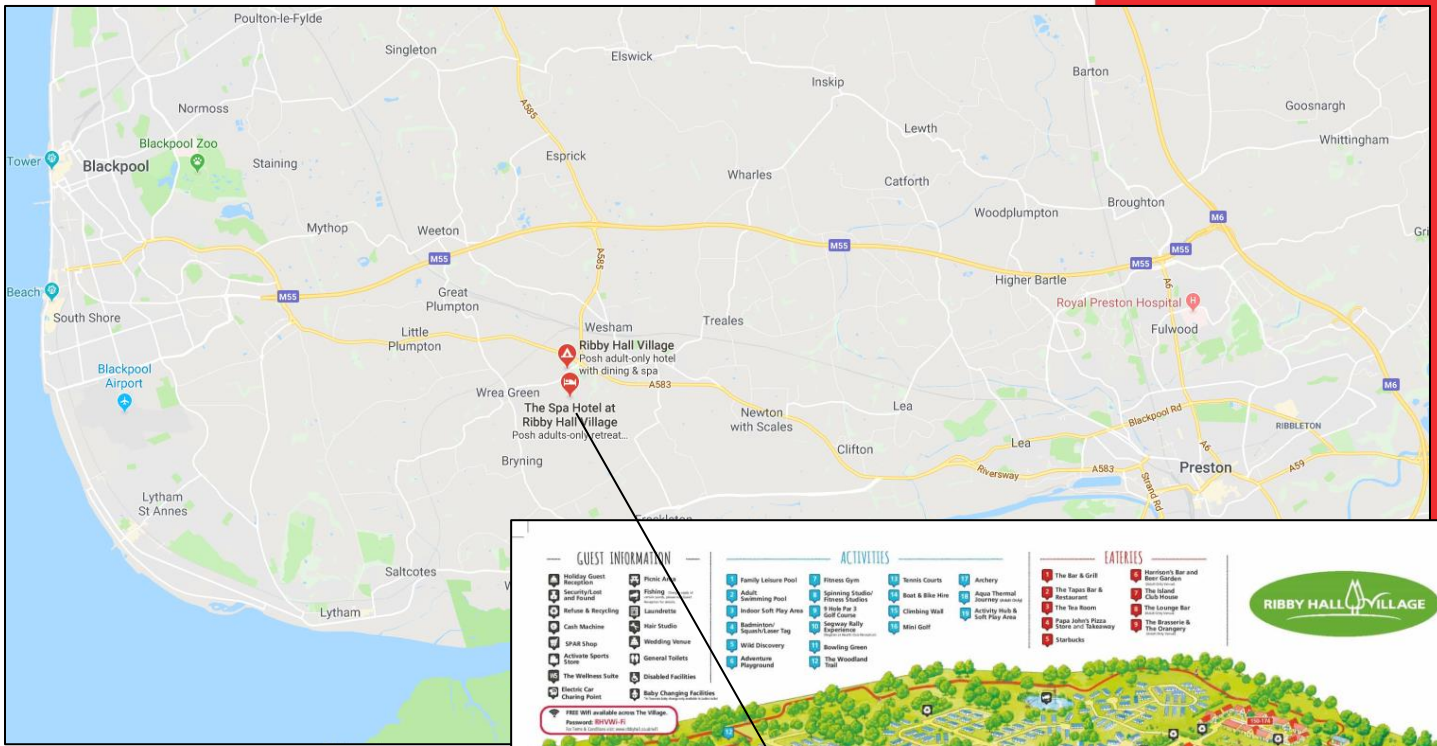
### CONTACT

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[mark@pinkus.co.uk](mailto:mark@pinkus.co.uk)

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[www.pinkus.co.uk](http://www.pinkus.co.uk)

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**& CO**



**Energy Performance Certificate** HM Government

**Non-Domestic Building**

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OFFICE SUITES  
Ribby Hall Village  
Ribby Road  
Wrea Green  
PRESTON  
PR4 2PR

**Certificate Reference Number:**  
0935-0231-6349-6128-0006

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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](http://www.gov.uk/government/collections/energy-performance-certificates).

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**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

Less energy efficient

81 This is how energy efficient the building is.

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Technical Information		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Air Conditioning	24 If newly built
Total useful floor area (m <sup>2</sup> ):	300	70 If typical of the existing stock
Assessment Level:	3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	62.86	
Primary energy use (kWh/m <sup>2</sup> per year):	369.96	

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

[www.pinkus.co.uk](http://www.pinkus.co.uk)

1 Winckley Court,  
Chapel Street,  
Preston PR1 8BU



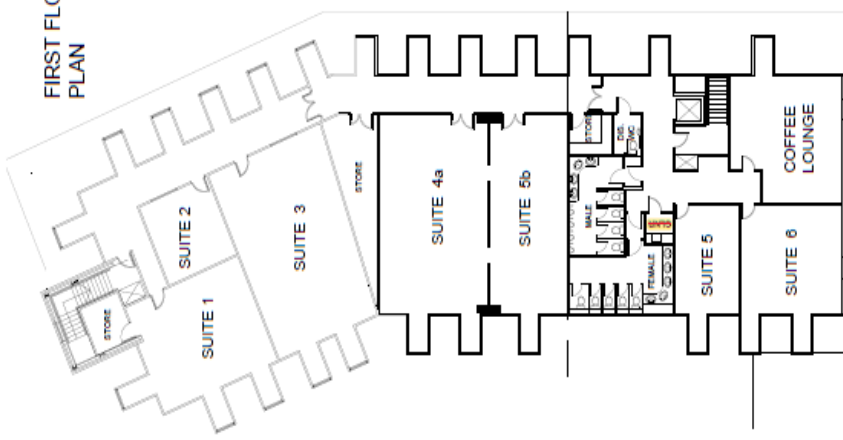
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ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) 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

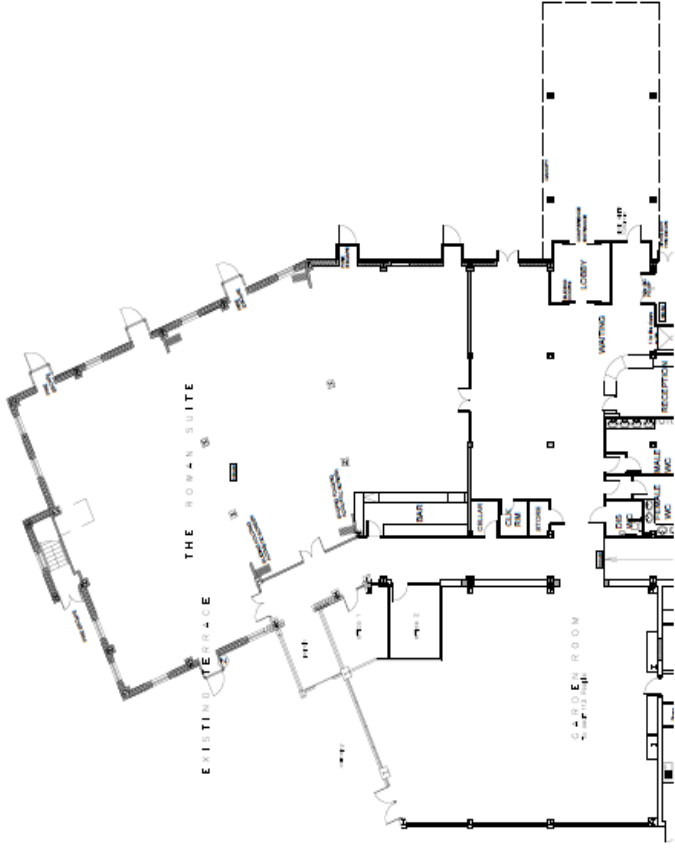


PLANS AS EXISTING

FIRST FLOOR  
PLAN



1001 MAIN BLVD  
FLOOR PLAN AS SHOWN  
RIBBY HALL VILLAGE  
1001 MAIN BLVD  
DUBLIN, OHIO 43017-0001  
DRAWN BY: J. MARY GATE HERBERT 2018  
Existing Floor Plans



1001 MAIN BLVD



1001 MAIN BLVD

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