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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

PRESTIGE WATERFRONT OFFICE ACCOMMODATION

**GROUND FLOOR
8 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY
PRESTON, PR2 2YP**



APPROXIMATE TOTAL FLOOR AREA: 48.18 SQ M (518 SQ FT)

LOCATION Riversway is a modern mixed use development comprising office, retail, residential and leisure facilities situated around the Albert Edward Dock on the outskirts of Preston. Occupiers in the vicinity include Barclays Bank, Lancashire County Council, NFU and Fish Insurance.

Preston City Centre and associated amenities lie approximately 2 miles east of Riversway Business Village. Access to the M6 motorway is possible at either Junction 32 to the north or Junction 30 to the south.

DESCRIPTION

The ground floor office suite is accessed via a communal entrance / vestibule. The office suite benefits from being carpeted throughout, a suspended acoustic tile ceiling, a combination of recessed fluorescent tube lighting, spot lighting and surface mounted fluorescent tube lighting, UPVC double glazed window and door units which have fitted blinds. Perimeter trunking for data and power cabling as well as a fitted entry phone system in provided.

Externally 3 car parking spaces are provided.

ACCOMMODATION

Approximate net internal area:

Ground floor	48.18sq m	(518 sq ft)
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TERMS

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

RENTAL

£5,500 per annum exclusive.

RATEABLE VALUE

£7,400 (2010 list)
Estimated Rates Payable £3,500 (2013/2014)

VAT

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

EPC

Available on 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



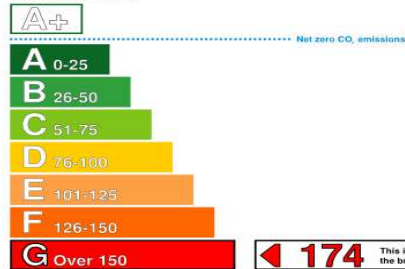
Unit 8 Riversway Business Village
Navigation Way
Ashton-on-Ribble
PRESTON
PR2 2YP

Certificate Reference Number:
9900-4043-0351-9440-5004

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



◀ 174 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 (m²): 125
Building complexity (NOS level): 3

Benchmarks

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

Administrative information

This is an Energy Performance Certificate as defined in SI2007/991 as amended
Assessment Software: Carbon Checker v1.4 using calculation engine SBEM v3.4.a
Property Reference: 405435490000
Assessor Name: Andrew Allmark
Assessor Number: STRO000885
Accreditation Scheme: Stroma Accreditation Ltd
Employer/Trading Name: Lamb and Swift Commercial
Employer/Trading Address: Direct House, Lancaster Way, Wingates Industrial Park, Bolton, BL5 3XD
Issue Date: 23 Oct 2009
Valid Until: 22 Oct 2019 (unless superseded by a later certificate)
Related Party Disclosure: We note that Lamb and Swift Commercial have a commercial interest in this property.
Recommendations for improving the property are contained in Report Reference Number: 0490-4040-0415-0590-4395

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