

**BUSINESS
RATES
EXEMPT!**



PRESTIGE WATERFRONT OFFICE

TO LET

**2 Riversway
Business Village
Navigation Way
Preston PR2 2YP**

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 Lancashire County Council, Barclays Bank, Priory, The Football League and a number of local businesses. Riversway is easily accessible from Preston Town Centre together with Junctions 29 to 32 of the M6 motorway.

DESCRIPTION

The two storey, self-contained, mid terrace office premises has the benefit of the following:

- Suspended ceiling incorporating CAT II lighting
- Glazed entrance with atrium
- Carpets throughout
- Kitchen and separate ladies & gents W.C facilities
- Double glazed UPVC windows
- Air conditioning
- Perimeter trunking for power and data cabling
- 4 parking spaces set within a landscaped site

FLOOR AREAS

Approximate net internal floor area

1,056 sq ft 98.14 (sq m)

TERMS

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

RENTAL

£15,000 per annum exclusive.

SERVICE CHARGE:

A service charge is payable in respect of the management and maintenance of the estate.

RATES – R.V. £9,600 (2017 list).

We believe this property qualifies for business rates relief, call Preston City Council to discuss your circumstances on 01772 906972 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

VAT is not currently chargeable.

LEGAL FEES

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

VIEWING

Strictly by appointment

CONTACT

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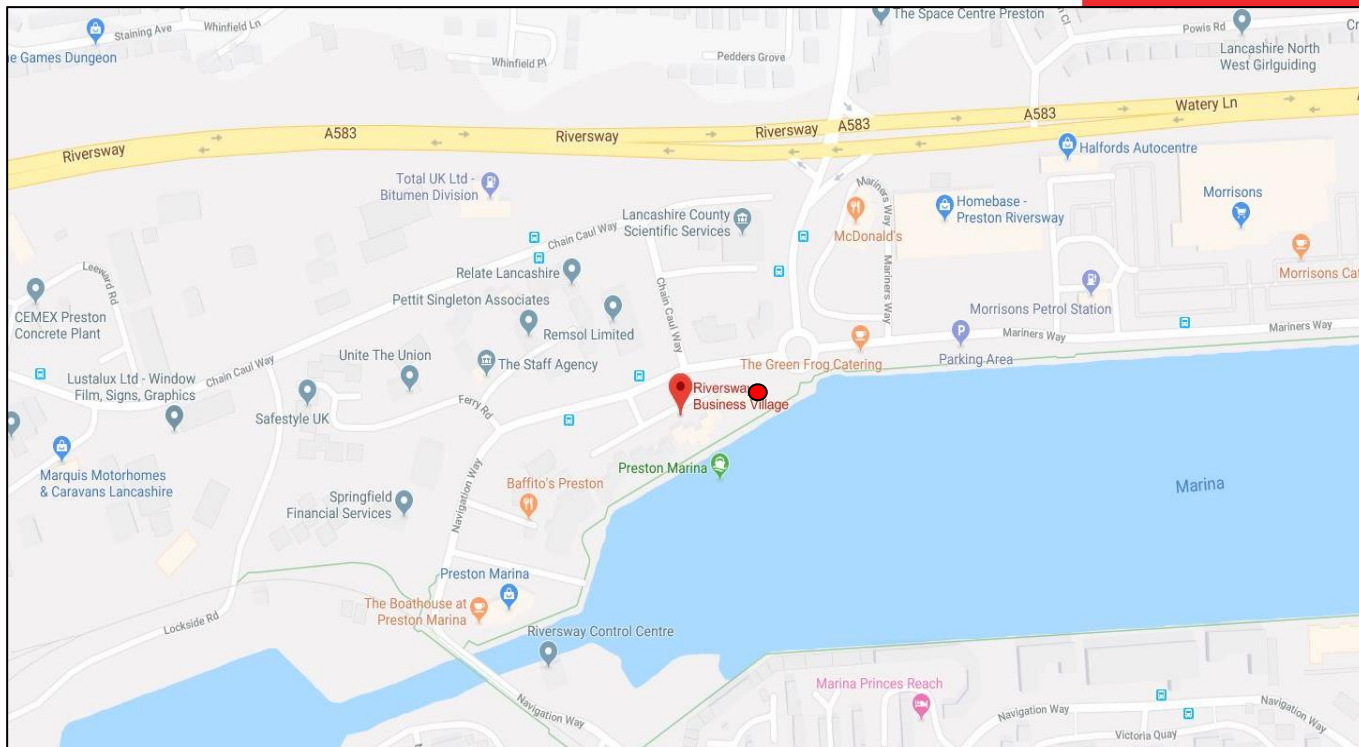
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LOCATION PLAN



Energy Performance Certificate

Non-Domestic Building

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

Certificate Reference Number:
0930-6969-0335-8480-4000

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

Less energy efficient

98

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): 120
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 73.18

Benchmarks

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

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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



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