

Property Details

Riversway Managed Workshops



Address

Riversway
Leeward Road, Riversway, Preston PR2 2TE

Managed

Workshops

Location

Riversway Docklands Estate, Ashton on Ribble, Preston (Leeward Road is off Chain Caul Way, approximately 100 metres west of its junction with Chain Caul Road)

Description

29 self contained light Industrial/Storage Units ranging from 125 - 930 sq ft. There is an on site reception office staffed on weekdays during business hours, and which provides a photocopying, typing and mail distribution service to tenants. The units are let out on licence which can be terminated at any time by one month's notice, which means no long term obligation if an occupier decides to pull out. For details of availability please contact Susan Fenton or Linda English on 01772 729991. These units are very popular and in demand, so be quick to take advantage of any vacant units.

Licence Fee

Non-negotiable, but fully inclusive of rates and service charge. Please contact the number below for further details

Business Rates

Included in licence fee.

Service Charge

Included in licence fee.

Additional Information and Contacts

For details of availability please contact Susan Fenton or Linda English on 01772 729991, or call into the reception office at the Workshops complex. For exact location on-line, simply enter the postcode PR2 2TE into Multimap and follow directions

Preston City Council for itself gives notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact.
3. Any intending purchaser, lessee or licensee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor lessor or licensor does not make or give, and neither Preston City Council nor any person in their employment has any authority to make or give any representations or warranty whatever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



Units 1-16, Riversway Managed Workshops
Leeward Road
Ashton on Ribble
PRESTON
PR2 2TE

Certificate Reference Number:
0940-1974-0322-1100-9040

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+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 116

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 759
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 67.22

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

89 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.

Energy Performance Certificate

Non-Domestic Building



Units 17-30, Riversway Managed Workshops
Leeward Road
Ashton on Ribble
PRESTON
PR2 2TE

Certificate Reference Number:
0897-2748-7630-0900-1203

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+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **101**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 543
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 58.06

Benchmarks

Buildings similar to this one could have ratings as follows:

30

If newly built

81

If typical of the existing stock

Green Deal Information

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