

TO LET

INDUSTRIAL UNIT

Available from 1,040 sq ft



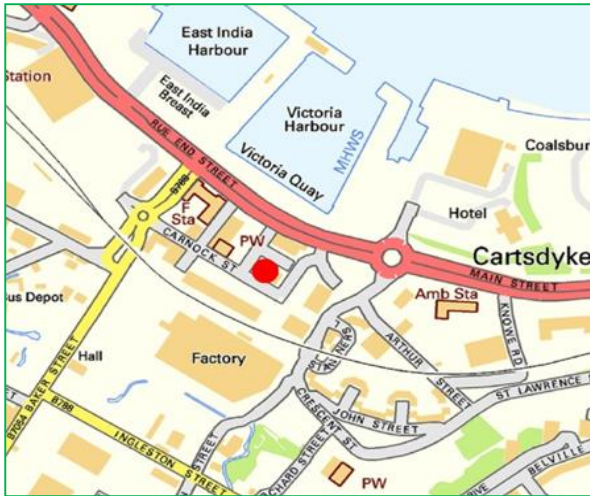
**Empress Court
St Andrew Street
Greenock
PA15 4RW**

- **Modern industrial units with dedicated parking**
- **Available on FRI terms**
- **Highly prominent position fronting the A8 trunk road**

EMPRESS COURT ST ANDREW STREET GREENOCK



GERALDEVE



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

Location

Empress Court is located on St Andrews Street; accessed from East Stewart Street which joins Rue End Street part of the A8 trunk road.

The A8 trunk road connects with the M8 motorway to the east in turn providing access to Glasgow City Centre.

Glasgow International Airport is located 16 miles to the east whilst mainline Railway services are available via Greenock West and Central Railway Stations.

Description

Empress Court is a modern industrial estate comprising of two opposing terraces of five industrial units in each. The terraces are of steel portal frame construction in-filled with blockwork surmounted by a pitched roof clad in profile sheeting.

Externally the units benefit from full height up and over shutters providing vehicular access together with adjacent personnel doors all fronting on to the communal parking.

Internally the units are generally open plan finished with a concrete floor and painted blockwork walls. Male and female toilets are located to the rear and heating is provided via gas fired hot air blower.

Accommodation

The typical specification includes:

- 3 phase power supply.
- Dedicated personnel door.
- Overhead vehicle access shutter.
- Office accommodation.
- Male & Female toilets.
- Gas fired air blower.

Current Availability

Please refer the attached Availability Schedule.

Asking Terms

Available by way of new FRI leases on terms to be agreed.

Quoting Rents

Quoting rents are available upon application.

EPC Rating

The units have been assessed for an EPC, which is available upon request.

Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

Viewing

By appointment through the joint letting agents:

Gregor Brown
gbrown@geraldeve.com
Tel: 0141 227 2375

Sadik Chowdhury
schowdhury@geraldeve.com
Tel: 0141 227 2379



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued September 2019