

BLOCK 2B PORT GLASGOW INDUSTRIAL ESTATE



GERALDEVE

TO LET
INDUSTRIAL UNIT
1,877 sq m (20,207 sq ft)



Block 2B
Port Glasgow Industrial Estate
Port Glasgow
PA14 5XH

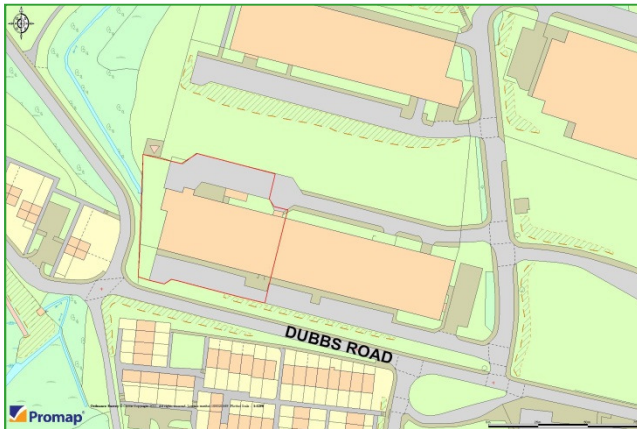
Conveniently located for the A8 linking through to the M8 with potential for a variety of uses. Available for immediate occupation.

- **manufacturing / storage space**
- **only 20 minutes drive from Glasgow**
- **12 miles from Glasgow Airport**
- **flexible / economical terms**
- **dedicated yard and parking**
- **further land available nearby**

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Location

Port Glasgow Industrial Estate is within 20 minutes drive of Glasgow, being only 12 miles west of Glasgow Airport. The estate provides access to the nearby A8 dual carriageway which links Inverclyde to the M8 motorway.

The estate comprises a mixture of detached / semi-detached industrial units within a landscaped environment.

Description

The property comprises a semi-detached unit with dedicated parking to the front and yard to the rear. The property is steel framed construction with a mixture of rendered brick and profile metal clad elevations. The roof is a north-light system which has been kept in good order. The premises benefit from office and ancillary accommodation along the front elevation with servicing and vehicular access via a roller shutter door to the rear adjacent to the yard area.

Extra land is available nearby for external storage if required.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

Warehouse	1636.45 sq m (17,615sq ft)
Offices / Ancillary	240.82 sq m (2,592sq ft)
Total	1877.27 sq m (20,207sq ft)

Terms

The premises are available to lease on a full repairing and insuring leasehold basis on terms to be agreed. Our clients are prepared to consider flexible lease arrangements subject to terms and conditions.

Rateable Value

We understand the property is entered in the 2010 Valuation Roll as follows:

Factory	£43,500 NAV/RV
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Viewing

By appointment through sole agents, Gerald Eve LLP.

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