



OFFICE BLOCK/DEVELOPMENT OPPORTUNITY

- > LOCATED WITHIN THE HIGHLY POPULAR PORT GLASGOW INDUSTRIAL ESTATE
- > RARE PURCHASE OPPORTUNITY
- > POTENTIAL DEVELOPMENT ANGLE
- > NIA – 841.68M2 (9,057 SQFT)
- > SITE AREA EXTENDS TO APPROX 0.87 ACRES
- > PRICE – POA

FOR SALE

BLOCK 11, GARELOCH ROAD, PORT GLASGOW INDUSTRIAL ESTATE, PORT GLASGOW, PA14 5XH

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LOCATION

Port Glasgow lies within the Inverclyde area and is located approximately 1 hours drive time from Glasgow city centre and approximately 20 minutes drive time from Glasgow International Airport. More specifically the subjects occupy a prominent position upon the North side of Gareloch Road, within the popular and established Port Glasgow Industrial Estate

The subjects are located in close proximity to the national road networks, with the A8/M8 being located a short distance to the north. Port Glasgow is also served well with regular bus and rail services with connections to/from Glasgow.

Occupiers within the nearby vicinity include McLaren Packaging, Kare, British Metal Treatments and Promedics Orthopaedic.

DESCRIPTION

The subjects comprise of a self contained office block of traditional construction with a flat roof, located in a prominent position upon Gareloch Road.

The subjects provide a complimentary mixture of both cellular and open plan office accommodation, spread out over both ground and first floors. Staff welfare areas, along with kitchens and w.c. facilities are also provided.. Access between the two floors is granted via two internal staircases.

The subjects are presented in a near walk in condition with a high level of finish throughout. Given the internal configuration, the floors would lend themselves well to subdivision.

The subjects occupy a large site area, with ample levels of car parking provided both in front and adjacent to the property. As such, the subjects may lend themselves well to a possible future development subject to obtaining the necessary planning consents

PRICE

Price upon application, please contact the selling agents for further information.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £15,000.

We would point out, that under the small business bonus scheme, qualifying applicants may be eligible for 100% rates relief.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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| ACCOMMODATION | SqM | SqFt |
|---------------|--------------|--------------|
| Ground Floor | 417.52 | 4,494 |
| First Floor | 424 | 4,563 |
| TOTAL | 841.5 | 9,057 |

For marketing purposes the above measurements were taken on site on a Net Internal Area basis and in accordance with the RICS code of measuring practice (6th edition).

Through using Promap online mapping software we estimate the site boundary to extend to approximately 0.87 acres or thereby.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 1441 Cumbernauld Road, Stepps, Glasgow, G33 1AN. 01441 331 2807
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