

TO LET - INDUSTRIAL

UNIT 44 & 45

PORT GLASGOW INDUSTRIAL ESTATE, PORT GLASGOW, PA14 5XS



Key Highlights

- 6,000 to 12,000 sq ft
- 3.5 m eaves
- Each unit benefits from existing office space
- 12 miles from Glasgow Airport
- Available for immediate occupation
- Both units eligible for 100% rates relief
- 20 minute drive Glasgow

Unit 44 & 45, Port Glasgow Industrial Estate, Port Glasgow, PA14 5XS

Summary

Available Size	6,000 to 12,000 sq ft
Rent	£30,000 - £60,000 per annum The units are available separately or together.
Business Rates	44 - £11,250 / 45 - £11,750 - some occupiers may be eligible for 100% rates relief.
EPC Rating	Upon enquiry

Description

2 x mid-terraced industrial / warehouse units of steel portal frame construction surmounted by pitched roofs incorporating roof-lights allowing for excellent levels of natural daylight.

Personnel door and vehicle access (3.07m high x 2.8m wide) provided to the front with raised loading provided to rear.

Internally each unit provides open-plan warehouse accommodation with offices, WC's and tea-prep to the front.

3 x phase power, gas and water provided.

Location

Port Glasgow Industrial Estate is within 20 minutes drive of Glasgow and only 12 miles west of Glasgow Airport.

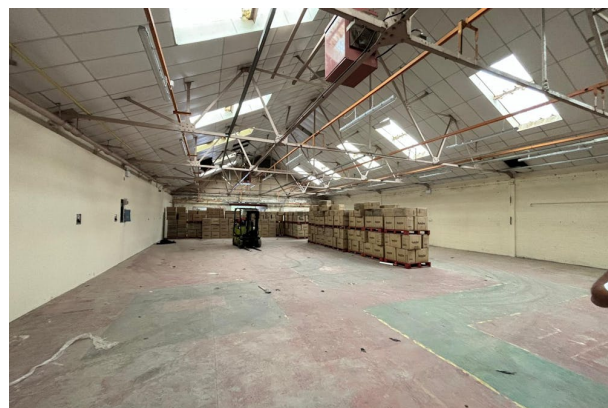
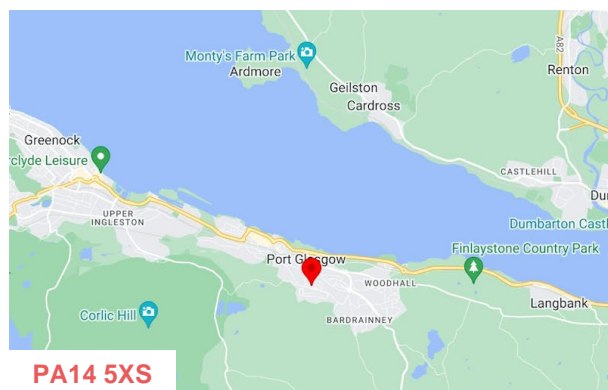
The A8 Greenock Road connects with the M8 motorway just 4 miles east that connects with the M77 and M74 beyond.

Neighbouring occupiers include McLaren Packaging, Sangamo, Promedics Orthopaedics and Interlok Divisions.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 44	6,000	557.42	Available
Unit - 45	6,000	557.42	Available
Total	12,000	1,114.84	



Viewing & Further Information

Gregor Brown

0141 212 0059 | 07717447897

gb@gmbrown.co.uk

