



Modern Offices to let

4 Main Street, Greenock, PA15 1AE

Modern Office Pavilion/Call Centre Facility to let with extensive dedicated car parking.

- Ground and 1st floor - large open plan floorplates
- Suspended ceilings
- 450 car parking spaces
- Lease available until June 2029
- Raised access flooring
- Male, Female and accessible toilets
- Passenger lifts
- Prominent location views across River Clyde

Summary

Available Size	30,870 to 61,740 sq ft
Rates Payable	£4.12 per sq ft
Rateable Value	£455,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

The subjects comprise a purpose-built detached office/call centre facility split over two floors which benefit from a mainly open-plan office fit-out with a large canteen and a range of meeting/break out rooms.

The building is circa 61,740 sq. ft across the ground and first floor.

The building was formerly an EE call centre; however, the building is now vacant but benefits from existing fit-out.

Location

The property is located on Main Street in Greenock, overlooking the River Clyde east of Greenock's town centre. The subjects sit within the Inverclyde Council local authority region and is part of the urban stretch from Port Glasgow to Gourrock.

The property is conveniently located on the A8, offering excellent access to surrounding areas. It is also within walking distance of Greenock train station, which ensures great connectivity throughout the Glasgow region. Additionally, there are various retail and hospitality options within in walking distance including Greggs, McDonalds, Morrisons Supermarket and Starbucks.

Greenock was historically a shipping hub and still has a large shipping presence. Also, RBS, Cigna, and British Polythene are nearby occupiers, as well as Primer Inn and Holiday Inn are in close proximity.

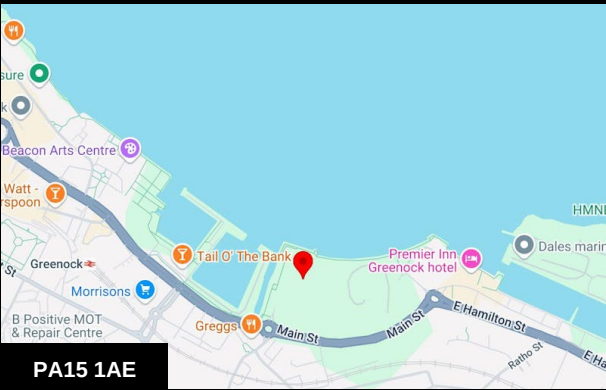
Specification

- Secure door access
- Full Equality Act Compliance
- Raised access flooring.
- Suspended ceilings
- Fluorescent lighting
- Canteen
- 450 car parking
- Male, female and accessible toilets
- Shower facilities

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	30,870	2,867.92	Available
1st	30,870	2,867.92	Available
Total	61,740	5,735.84	



Viewing & Further Information



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