



# To Let

**The Platers' Shed offers 28,006 sq ft of extensively refurbished space with quayside access, ideal for marine engineering occupiers.**

- Marine Engineering Shed with Cranage
- Extensively refurbished
- 3 roller shutter doors with option for more
- Access to deep water
- Surrounding land available

## The Platers' Shed

Port Glasgow Road, Greenock, PA15 2NA

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**28,006 sq ft**

2,601.84 sq m

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**Reference: #118073**

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## Summary

Available Size	28,006 sq ft / 2,601.84 sq m
Rent	£6 per sq ft
Business Rates	Upon Enquiry
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

The 'Platers' shed' has been fully refurbished and is now ready for immediate occupation for marine related business.

The extensive internal and external refurbishment includes a complete strip back to the frame with the addition of new cladding to the elevations and roof as well as the installation of modern LED lighting. The floor slab is in a good state of repair and is of an engineering grade. The building has a clear internal height of 10 metres and there are crane rails the full length of the building with the 8 tonne rated crane remaining in situ.

The property is served by 3 roller shutter doors, two 4.4m wide by 4.5m high and 8.99m wide by 4.4m high. There are capabilities to include further doors.

360 degree circulation is available and there is also access to the quayside where dredging will provide a minimum depth of 8.5m.

## Location

A marine engineering building To Let adjacent to the famous Inchgreen drydock in Greenock, Inverclyde. The property is strategically located next to Quayside access.

The property has immediate access to the A8, which links the site to the M8 and Scotland's central belt. Glasgow Airport is 13 miles from the site with a travel time of 35 minutes to Glasgow. Bogston train station lies across from the site.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - The Platers' Shed	28,006	2,601.84	Available
<b>Total</b>	<b>28,006</b>	<b>2,601.84</b>	

## Viewings

Strictly via appointment via the listed agents.

## Terms

Available on new full repairing and insuring lease.

## Andrew McCracken

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