

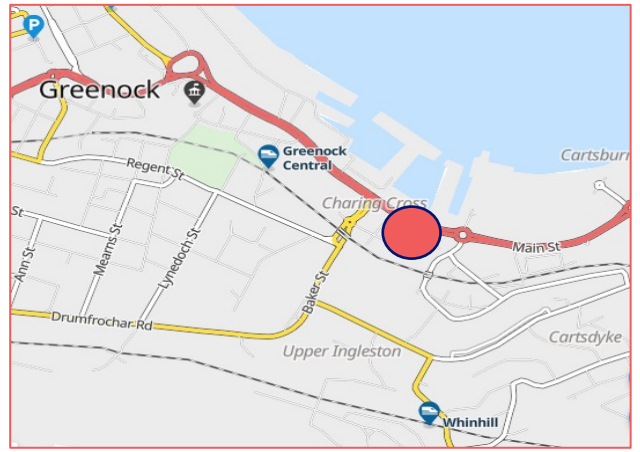
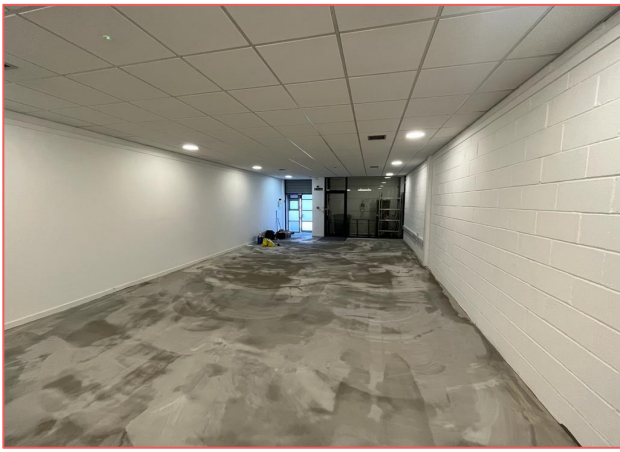


TO LET
TRADE-COUNTER / SHOWROOM / WORKSHOP UNIT

1,044 SQ FT

UNIT 1 EMPRESS COURT, GREENOCK, PA15 4RW

- Highly prominent and popular trade location
- Refurbished to a high standard
- Situated next to Paint Shed, Sewfix and Tool Station
- Convenient location just off the A8
- Short walk to Greenock Central Railway Station
- Eligible for 100% rates relief
- Available for immediate occupation



LOCATION

Empress Court is situated just off the A8 trunk road in Greenock, a short distance west of the town centre and approximately 22 miles west of Glasgow City Centre.

Glasgow International Airport is located 16 miles to the east whilst mainline Railway services are available via Greenock West and Central Railway Station.

Several national trade occupiers are represented in the immediate vicinity including Paint Shed, Tool Station and Screwfix.

DESCRIPTION

Empress Court is a popular modern development comprising 2 x opposing terraces of units benefitting from generous customer / staff parking in the centre.

The units are finished to a high standard and internally provide open-plan accommodation benefitting from;

- Vehicular access via electric roller door
- Pedestrian door
- Male & Female toilets
- Tea-prep
- Small office
- Mains supplies to gas, water and electricity (3 phase)

ACCOMMODATION

GIA - Unit 1 - 1,044 SQ FT

BUSINESS RATES

Unit 1 £5,600

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£10,000 per annum + VAT**.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract **JANUARY 2023**