



**4-6 SCARLOW STREET**  
Port Glasgow, Inverclyde, PA14 5HE

**GROUND AND FIRST FLOOR OFFICES**  
1,957 SQ M / 21.065 SQ FT - TO LET

    
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## EXECUTIVE SUMMARY

These exceptional ground and first-floor office spaces provide high-visibility for businesses in the heart of the recently regenerated Port Glasgow town centre and just 3 minutes from the new Port Glasgow Retail Park.

The property comprises a two-storey office building of concrete construction set beneath a flat roof and is located on the north side of Scarlow Street in the heart of the town centre.

The floors are accessed by means of two separate internal staircases within the building with WC facilities and tea preparation areas located on each floor level.

Features include:

- Extensive power and IT connectivity
- Air Conditioning
- Existing Fibre Connectivity
- Sprinkler System and CCTV
- DDA Access
- Capable of sub-division
- Highly visible site
- Bus, Car and Train Access
- 25 Private Parking Spaces
- Easy Access to A8/M8



## THE OPPORTUNITY

Scarlow Street was most recently occupied by Department of Work and Pensions (DWP) as a Jobcentre and subsequently is fitted out in a corporate style which could be easily sub-divided. The two floors are accessed by two separate internal staircases within the building. WC facilities and tea prep areas are located on each floor level. Given the internal configuration, the space lends itself to further subdivision.



# TERMS

The owners are looking for a minimum of a five year lease at a starting price of £7.50 per square foot. Incentives may be available upon application - please contact the letting agents for further information.

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## ADDITIONAL DETAILS

### ACCOMMODATION

The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows:

- Ground – 1,254 sq m (13,498 sq ft)
- First - 703 sq m (7,567 sq ft)
- Total – 1,957 sq m (21,065 sq ft)

### RATEABLE VALUE

The premises are entered in the current Valuation Roll with a rateable value of:

- Ground – £89,000 / First - £38,000

### EPC

- The property has a D EPC rating.

### LEGAL COSTS

- Each party will be responsible for their own legal costs incurred in any tenancy agreement.





## A VIBRANT LOCATION

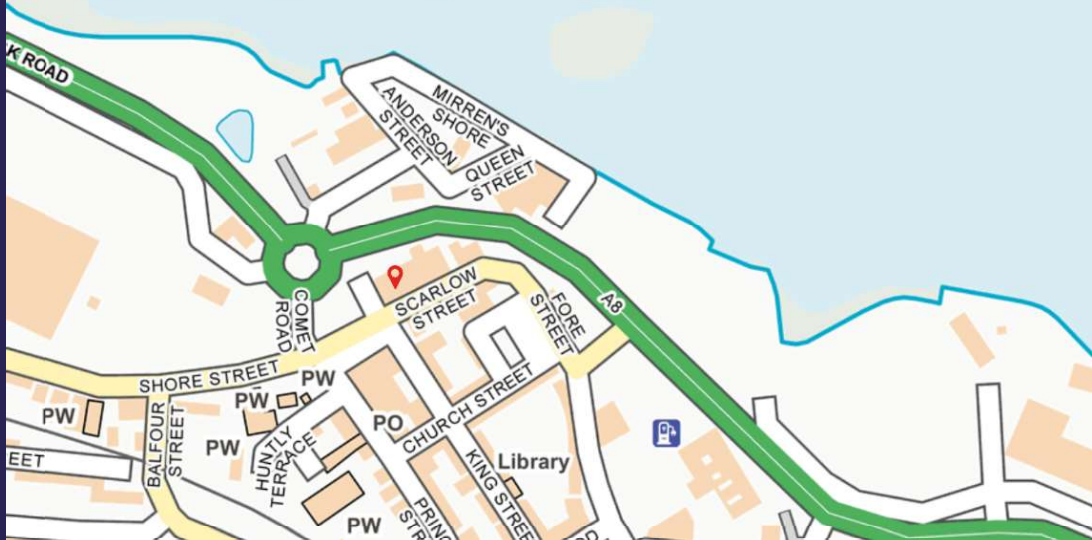
Port Glasgow's population is approximately 16,617 and has undergone a regenerative transformation over the past decade to become a vibrant town on the banks of the River Clyde, within the authority of Inverclyde Council.

With a rich heritage within the shipbuilding industry, the town continues to build ships at the nearby Ferguson Shipyard, taken over by the Scottish Government in 2019.

The town is reaping the benefits of having a large retail park constructed next to this site by Ediston, with tenants including Tesco, M&S, Next, B&Q, Aldi and McDonald's.



## PORT GLASGOW



## OUTSTANDING CONNECTIVITY

The property is located on the north side of Scarlow Street in the heart of Port Glasgow town centre and can be accessed easily thanks to the construction of a newly constructed link road. Port Glasgow bus station is a 2 minute walk and railway station a 5 minute walk for employees or guests.

Port Glasgow benefits from excellent road links and is accessed via junction 31 of the M8 motorway with direct links to Glasgow Airport (15 minute drive) via the A8 and Ayrshire via the A78.

The subjects are located approximately 17 miles to Glasgow City Centre, which is again accessed by the M8/A8, with Edinburgh a further 90 minute drive.

### Disclaimer:

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