TO LET - INDUSTRIAL / TRADE COUNTER

EMPRESS COURT

ST. ANDREW STREET, GREENOCK, PA15 4RW

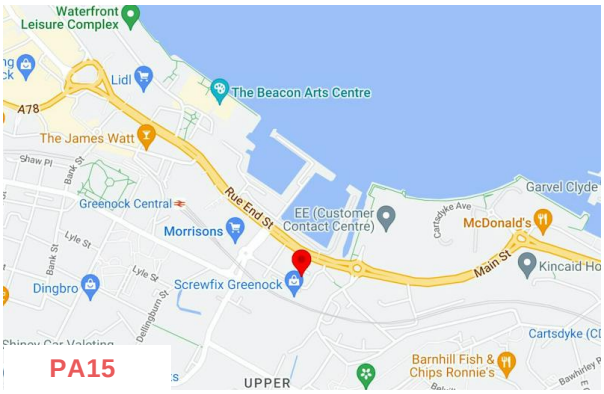


KEY HIGHLIGHTS

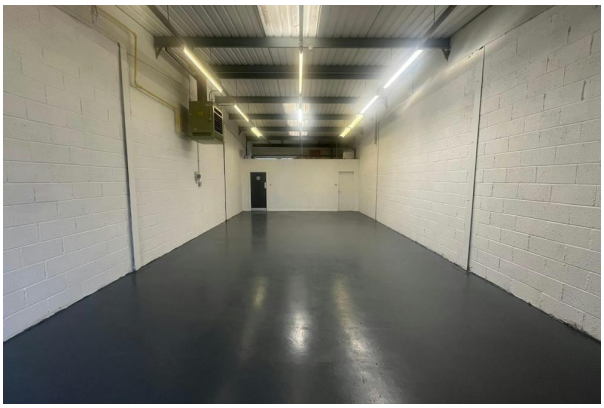
- 1,044 sq ft
- Situated next to Paint Shed, Srewfix and Tool Station
- Short walk to Greenock Central Railway Station
- Highly prominent and popular trade location
- Convenient location just off the A8
- Eligible for 100% rates relief

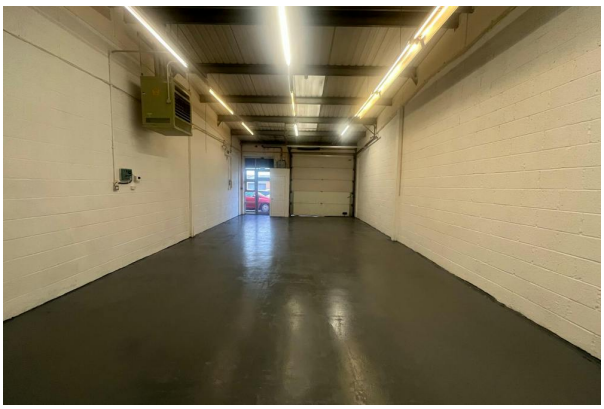
SUMMARY

Available Size	1,044 sq ft
Rent	£11,000 per annum
Rates Payable	£4,880.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,800
Service Charge	£889.51 per annum
Car Parking	Shared customer / staff parking provided
Estate Charge	N/A
EPC Rating	Upon enquiry









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)

LOCATION

Empress Court is situated just of 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.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	1,044	96.99	Available
Unit - 3	1,044	96.99	Under Offer
Total	**2,088**	**193.98**	

VIEWING & FURTHER INFORMATION

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G·M·BROWN

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