TO LET

296,273 SQ FT (27,525 SQ M) LOGISTICS/MANUFACTURING FACILITY

GLA1

UNIT 1 FAULDS PARK ROAD | GOUROCK | PA19 1BQ

PLAY VIDEO

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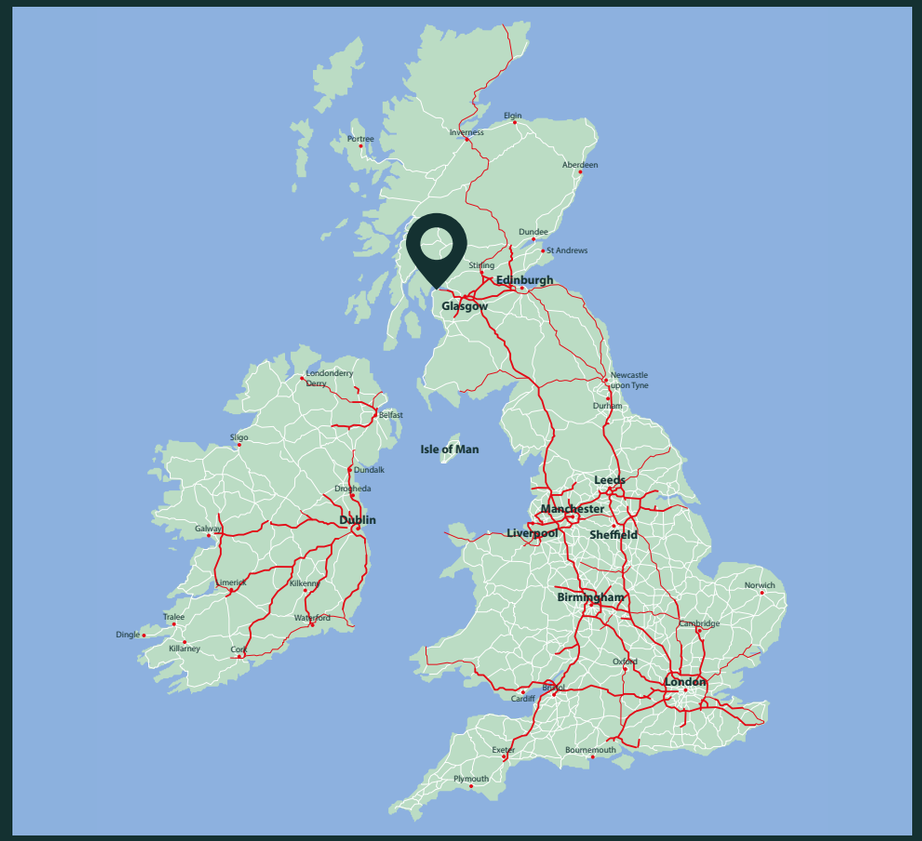
AN EXCITING AND RARE OPPORTUNITY TO OCCUPY ONE OF SCOTLAND'S MOST SUBSTANTIAL WAREHOUSES, EXTENDING TO 296,273 SQ FT

LOCATION



THE SUBJECT PROPERTY IS LOCATED ON FAULDS PARK ROAD WITHIN GOUROCK. THE PROPERTY OCCUPIES A PROMINENT POSITION ON THE A770 OVERLOOKING THE FIRTH OF CLYDE SOME 2 MILES WEST OF GOUROCK. THE BUILDING'S LOCATION PROVIDES SUBSEQUENT ACCESS INTO THE WIDER NATIONAL MOTORWAY NETWORK.

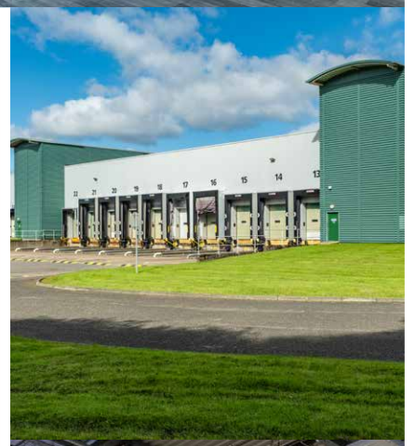
The town lies approximately 28 miles from Glasgow City Centre and 22 miles from Glasgow International Airport. Gourock's access to Glasgow provides subsequent access to Scotland and England via the M80/M8/M74 motorways. Gourock Railway Station provides regular trains into Glasgow City Centre via the West Coast Main Line.

The subject is an extremely well known and recognisable building & location within the industrial industry.

JOURNEY TIMES

Destination	Distance	Time
Port of Greenock	6 miles	15 mins
Port Glasgow	7 miles	17 mins
Glasgow Airport	22 miles	39 mins
Port of Rosyth	76 miles	1 hour 45 mins
Glasgow City Centre	28 miles	44 mins
Edinburgh	77 miles	1 hour 48 mins
Carlisle	121 miles	2 hours 20 mins
Newcastle	179 miles	3 hours 26 mins
Manchester	240 miles	4 hours 19 mins
Birmingham	314 miles	5 hours 18 mins
London	442 miles	7 hours 34 mins

DESCRIPTION



THE PROPERTY WAS BUILT IN THE EARLY 1990'S AND IS OF STEEL FRAME CONSTRUCTION, COMPRISING AN INSULATED ROOF WITH A PROFILE METAL FINISH.

22 dock levellers and 2 level access doors

2 no. 1,250 kVA Transformers. Max capacity of 360 kVA

Feature glazing along elevation of building creating good natural light within the warehouse

LED lighting

7.50m minimum eaves height

Integrated sprinkler system with a water tank with 447m3 capacity

The property benefits from 2 yards (67m & 50m deep)

Fully secured delivery access

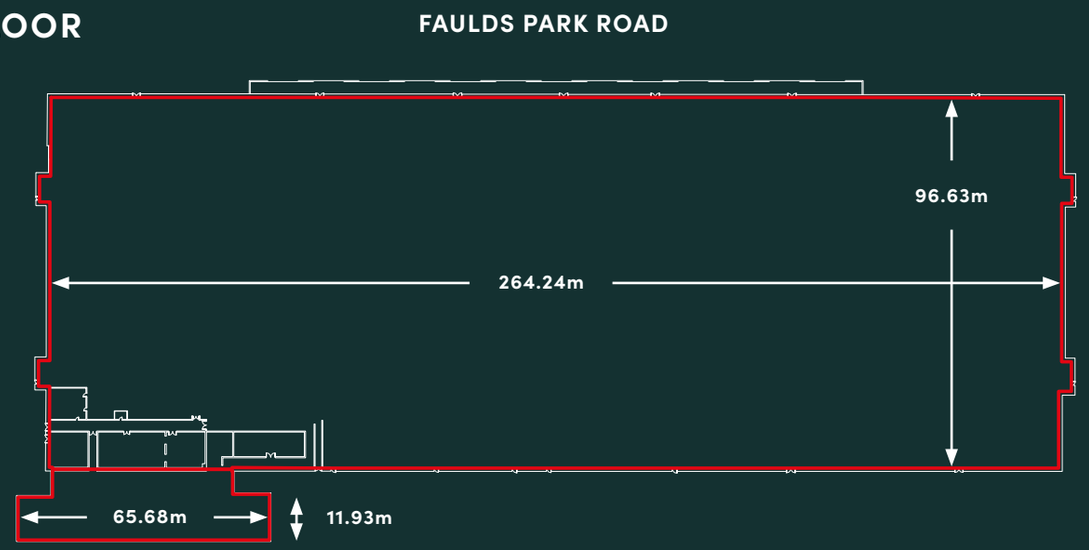
367 parking spaces and 17 trailer spaces

A mixture of ambirad and warm air blower heating

The property includes c20,000 sq ft of two-storey ancillary office area, at the front elevation of the property with spectacular views onto the River Clyde

ACCOMMODATION

GROUND FLOOR



FIRST FLOOR

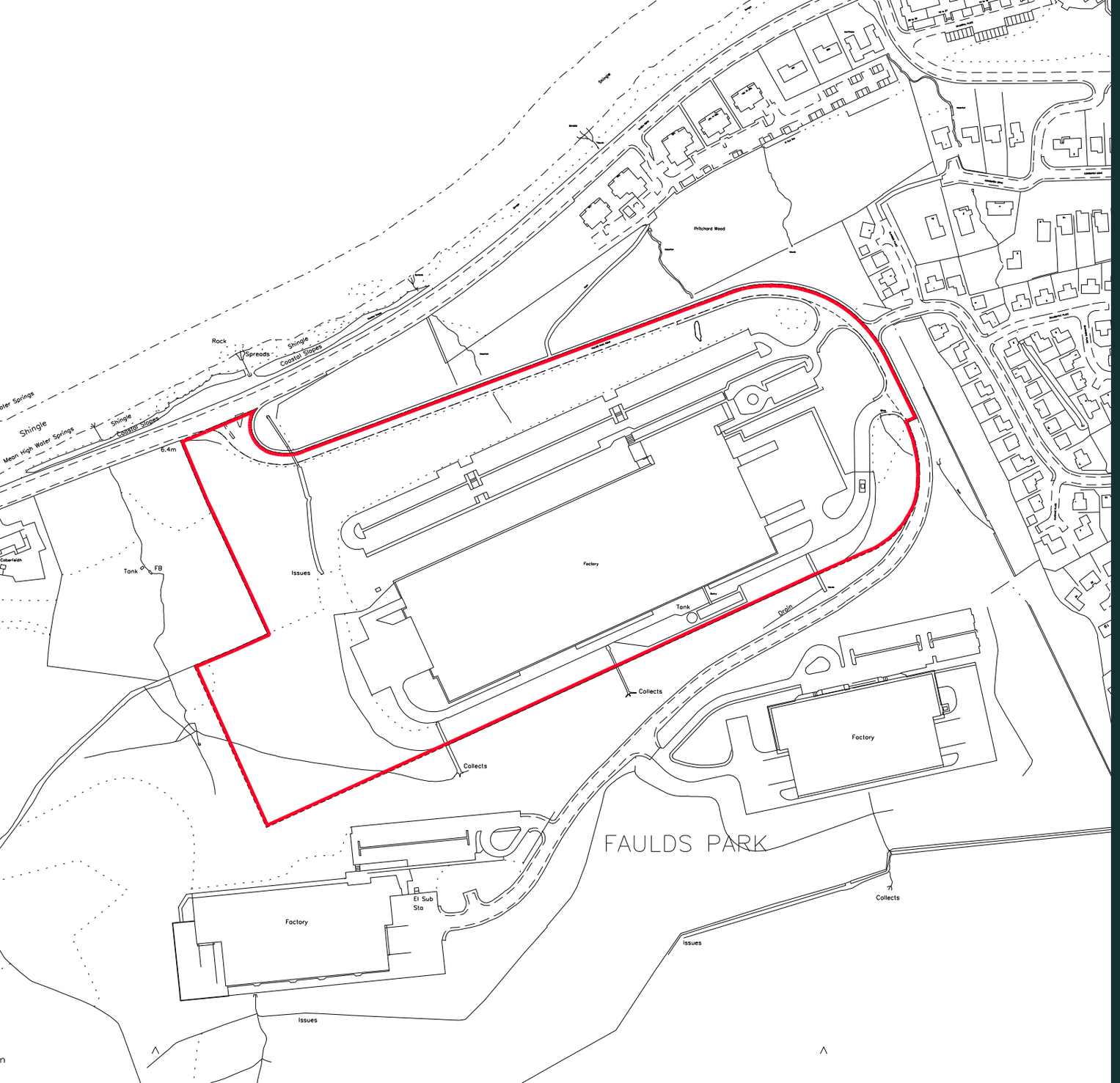
ACCOMMODATION

We measure and calculate that the premises provide the following approximate Gross Internal Areas (GIA):

Accommodation	GIA (Sq m)	GIA (Sq ft)
Warehouse	25,658	276,177
Office (ground)	1,084	11,665
Office (1st floor)	783	8,431
Total	**27,525**	**296,273**

The unit occupies a self-contained site totalling 30.15 acres / 12.2 hectares.

The property has a clear eaves height of 7.50m rising to 8m at the apex.



TERMS

The unit is available to lease on new Full Repairing and Insuring (FRI) terms with additional information and quoting terms available via the joint letting agents.

EPC

Energy Performance Certificates will be made available upon request.

RATEABLE VALUE

The property is entered in the current Valuation Roll as follows (with effect 1 April 2023): £950,000.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the usual manner, the ingoing tenant will be responsible for any LBTT or registration dues.

VIEWING ARRANGEMENTS

For further information and to arrange a viewing, please do not hesitate to contact the joint letting agents:

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Produced by Designworks.

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