

## Empress Court

St Andrew Street, Greenock, PA15 4 RW



- Last remaining unit
- GIA 1,052 sq ft
- Dedicated Parking
- Flexible lease terms
- Excellent communication links

### Location

Empress Court is located on St Andrews Street; accessed from East Stewart Street which joins Rue End Street part of the A8 trunk road.

The A8 trunk road connects with the M8 motorway to the east in turn providing access to 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 Stations.

## Description

Empress Court is a modern industrial estate comprising of two opposing terraces of five industrial units in each. The terraces are of steel portal frame construction in-filled with blockwork surmounted by a pitched roof clad in profile sheeting.

Externally the units benefit from full height up and over shutters providing vehicular access together with adjacent personnel doors all fronting on to the communal parking.

Internally the units are generally open plan finished with a concrete floor and painted blockwork walls. Male and female toilets are located to the rear and heating is provided via gas fired hot air blower.

## Accommodation

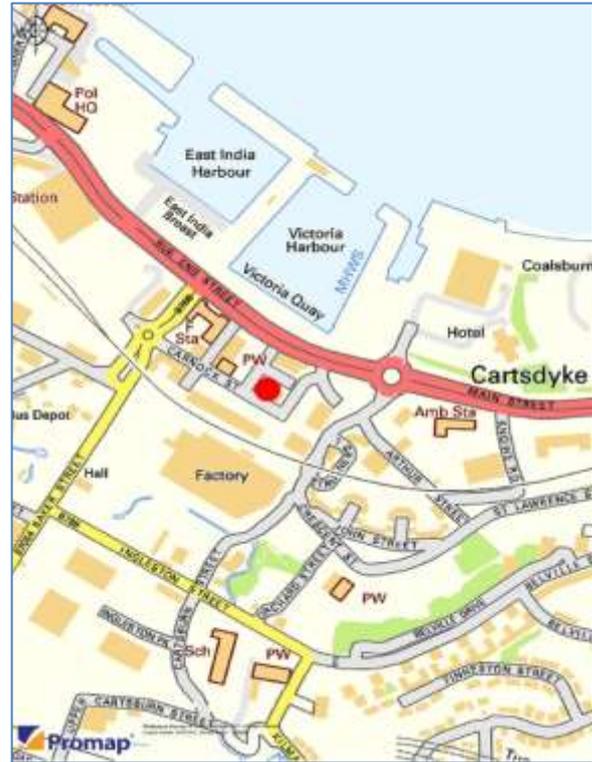
The typical specification includes:

- 3 phase power supply.
- Dedicated personnel door.
- Overhead vehicle access shutter.
- Office accommodation.
- Male & Female toilets.
- Gas fired air blower.



## Current Availability

Please refer to the attached Availability Schedule.



## Terms

Units are available on flexible terms from licence agreements to traditional longer term agreements.

## Quoting rents

Quoting rents are available upon application.

## EPC Rating

The units have been assessed and are available upon request.

## Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

## Viewing/ Further Information

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken  
andrew.d.mccracken@eu.jll.com

Gregor Brown  
gbrown@geraldeve.com

Andrew Armstrong  
andrew.armstrong@eu.jll.com

John Logan  
jlogan@geraldeve.com



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## Empress Court, Greenock

### AVAILABILITY SCHEDULE

PROPERTY	SIZE (SQ FT)	ESTIMATED RENTAL VALUE	EPC RATING
5 Empress Court	1,052	£6,840.00	TBC

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