



**FOR SALE**  
**WAREHOUSE PREMISES**  
6,714.13 sq m (72,270 sq ft)



**Unit 11**  
**Port Glasgow Industrial Estate**  
**Gareloch Road**  
**Port Glasgow**  
**PA14 5UY**

- large detached warehouse on self-contained site with secure yard space
- clear internal eaves height of 7.77m
- free standing racking system in-situ
- 4 x dock levellers provided
- well-presented two storey offices found to the front with staff car parking



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

## Location

The subjects are located within Port Glasgow Industrial Estate approximately 23 miles west of Glasgow. The estate sits just to the north of Port Glasgow town centre and the A8 trunk road that connects with the M8 motorway to the east in turn providing access to Glasgow city centre. Public transport links are available nearby with Port Glasgow Railway Station located within walking distance north-west whilst numerous bus services operate within the vicinity.

Occupiers on the estate include McLaren Packaging, Sangamo and British Metal Treatments.

## Description

The subjects comprise detached warehouse premises of steel portal frame construction on a self-contained site bound by palisade fencing and a CCTV monitoring system. A staff car park is found to the front of the building and a yard to the rear.

Internally the subjects provide well-presented warehouse accommodation benefitting from;

- free standing racking
- extensive high quality mezzanine level
- modern sodium lighting units
- oil fired heating system
- 4 loading bays with dock levellers
- staff welfare and canteen facilities

Two storey offices are found to the front of the subjects providing a mixture of open-plan and cellular accommodation. The offices are finished to a high standard with suspended ceilings found throughout, perimeter data and power points together with male & female toilet facilities and kitchen tea prep facilities.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal floor areas;

Warehouse	5,543.38 sq m	(59,668 sq ft)
Offices	1,170.75 sq m	(12,602 sq ft)
<b>Total</b>	<b>6,714.13 sq m</b>	<b>(72,270 sq ft)</b>

## Asking Terms

Offers over £450,000 are invited for our clients heritable interest with the benefit of vacant possession

## Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £115,000.

## VAT

The subjects are VAT elected.

## EPC

Available upon request

## Viewing

By appointment through sole agents, Gerald Eve LLP.

Gregor Brown  
gbrown@geraldev.com  
Tel. 0141 227 2375

Chris Common  
cccommon@gerladeve.com  
Tel. 0141 227 2365



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued November 2018