

CATHCART HOUSE GREENOCK



GERALDEVE

**TO LET / FOR SALE
ENTIRE BUILDING**

1,423.61 sq m (15,324 sq ft)

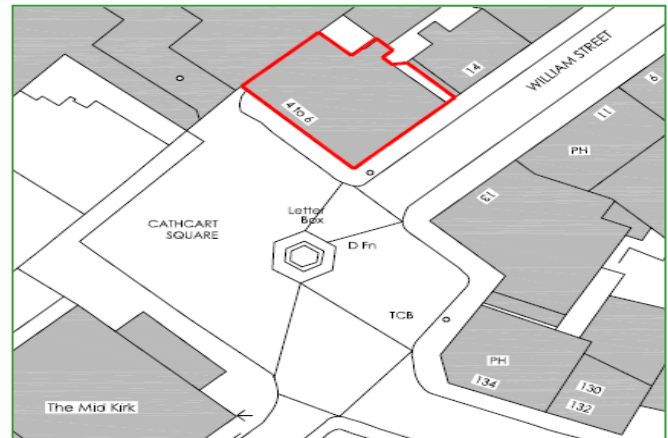


**Cathcart House
6 Cathcart Square
Greenock
PA15 1LS**

- attractive 5 storey over basement Grade B listed building within the heart of Greenock town centre
- located next to Inverclyde Council's HQ and the Oakmall Shopping Centre
- currently set up as offices but may be suitable for a range of alternative uses including gym, café, restaurant, serviced offices, residential (subject to planning)
- consideration will be given to letting the property on a floor-by-floor basis
- large council car park located immediately opposite the subjects and on-street parking provided



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Location

Greenock is located approximately 20 miles west of Glasgow with a residential population in excess of 50,000 persons and a core catchment population of approximately 270,000 persons.

The subject property occupies a prominent corner position on the north side of Cathcart Square at its junction with William Street within the heart of Greenock town centre. Inverclyde Council's Head Office is located in the adjoining building west with the Oak Mall Shopping Centre located beyond. On-street parking is provided together with a large council car park immediately opposite.

Convenient access is provided to the A8 that connects with the M8 motorway to the east in turn providing access to Glasgow City Centre. Greenock Central Railway Station is a 5 minute walk away south-east that provides regular train services to and from Glasgow Central Station.

Description

The subjects comprise an attractive five storey over basement Grade B listed blonde sandstone building.

Internally the subjects currently offer flexible floor-plates and currently provide a mixture of cellular and open-plan accommodation with the ability to be made completely open-plan. A passenger staircase and single lift provides access to the upper floors.

Suspended ceilings are found throughout with recessed lighting units whilst heating is provided via wall mounted gas fired radiator units.

Planning

All planning queries should be made to Inverclyde Council Planning Department on 01475 717 171.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the following net internal floor areas;

	sq m	sq ft
Fourth floor	252.69	2,720
Third floor	253.06	2,724
Second floor	225.10	2,423
First floor	260.96	2,809
Ground floor	242.93	2,615
Lower ground	188.87	2,033
Total	1,423.61	15,324

Asking Terms

The subjects are available on FRI terms in whole or on a floor by floor basis with quoting terms available on request.

Our client will consider disposing of their heritable interest in the subjects for which offers are invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £108,000.

VAT

The subjects are elected for VAT.

EPC – D

Viewing

By appointment through sole agents, Gerald Eve LLP.

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