



## Modern High Eaves Warehouse

Unit 1, Block 3, Carlsburn Maritime Park, Greenock PA15 4RT

### Location

The subjects are located within Carlsburn Maritime Park, which lies on the west side of Arthur Street and is close to its junction with Carlsburn Street in turn leading to the A8 and a short distance from Greenock town centre.

The A8 (M8) connects Greenock with Glasgow which lies 20 miles to the east. Greenock Central and Carlsdyke Train Stations are both within walking distance.

Surrounding occupiers include Holland House, Royal Mail, City Electrical Factors and Screwfix.

### Description

The premises comprise one of two modern warehouse units of steel portal frame construction under a pitched profile sheet roof. The premises are cladd externally mainly in profile sheeting but also incorporating sections of glass curtain walling. The unit has an eaves height of 6.90m.

Internally the premises provide the main warehouse accessed from a 5.90m wide by 6.20m high roller shutter. A separate entrance provides access to a trade counter and 1st floor staff kitchen which could easily revert to an office / boardroom.

The premises have a 3 phase power supply. The office / trade counter areas are heated from a gas fired central heating system. Standard office finishes are applied and the warehouse benefits from sodium light fittings.

The unit has allocated car parking spaces and access to a shared yard.

### Floor Area

Gross internal area      4,339 sq ft (403.23 sq m)



## Lease Terms

The premises are held on full repairing and insuring lease terms expiring 27th February 2024, incorporating Tenant Break Options on 27 February 2022 and 2023. The passing rent is £22,300 pa.

Our client is seeking to assign their leasehold interest, a sub lease may be considered.

## Business Rates

RV: £18,500  
Payable: £9,065

## Energy Performance Certificate

Available on request.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control, we will inform enquirers of any changes at the earliest opportunity. January 2021.

**For further information please call today 0141 556 1222**