

CAPPIELOW INDUSTRIAL ESTATE

MACKENZIE STREET
GREENOCK PA15 2TQ

TO LET

MODERN INDUSTRIAL UNITS FROM 3,918 - 7,931 SQ FT (362 - 737 SQ M)

- 6m minimum eaves height
- Electrically operated loading doors
- Ground floor offices
- External yard and parking
- 3 phase electricity

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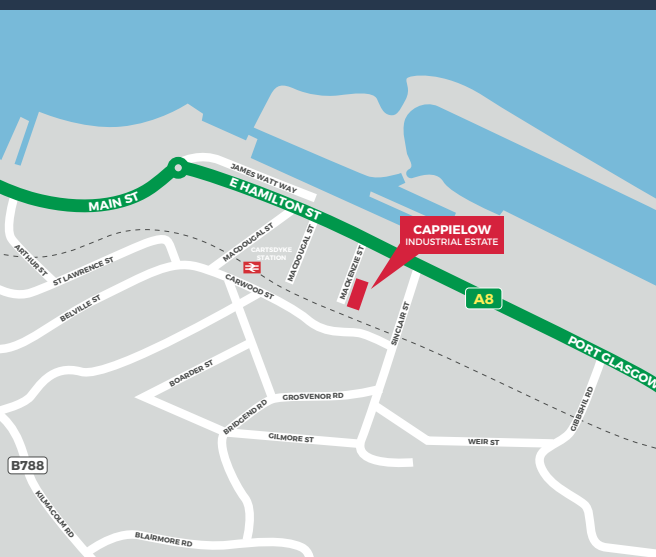


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LOCATION

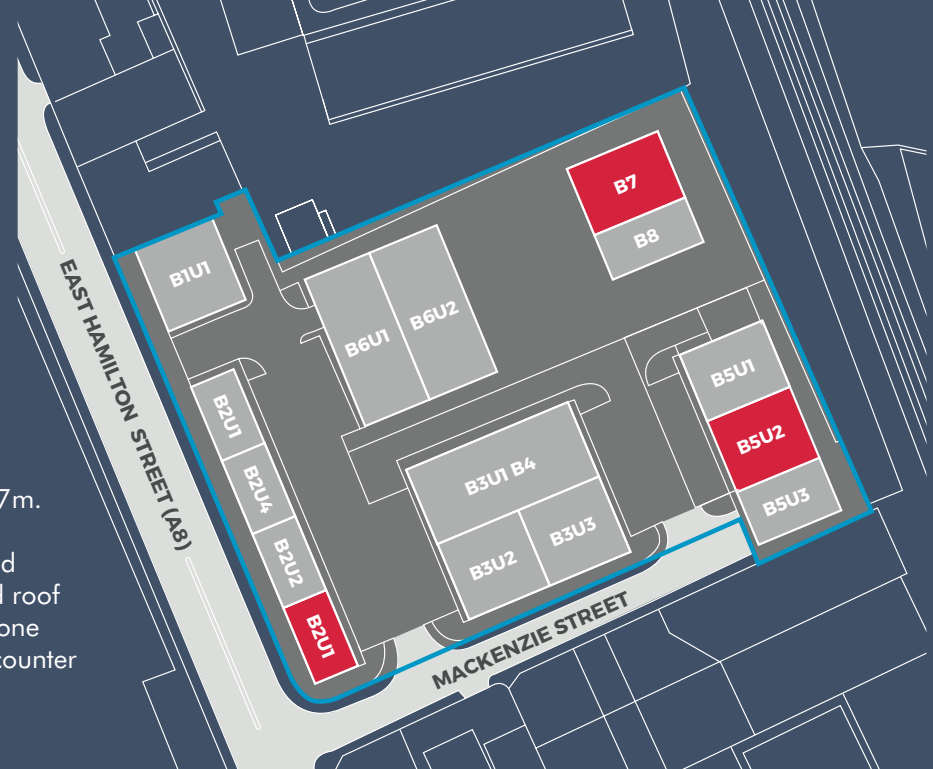
The subject property is located at Cappielow Industrial Estate, approximately 2 miles west of Greenock town centre and immediately adjacent to the A8 on the main thoroughfare through Greenock. Other occupiers within the estate include **Jewson**, **Howden Joinery** and **Enterprise Rent-a-Car**.



DESCRIPTION

The available accommodation comprises modern industrial units of steel portal frame construction. Internal eaves height extends to approximately 4.87m.

The subject property benefits from lighting, provided via florescent strip units and heating is via gas fired roof mounted heaters. The shared yard is accessed via one electrically operated roller shutter door. The trade counter area is located to the front of each unit.



SPECIFICATION

- 6m minimum eaves height
- Ground floor offices
- 3 phase electricity
- Electrically operated loading doors
- External yard and parking

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	SQ M	SQ FT	RENT
Unit B2U1	186.08	2,003	£13,020
Unit B5U2	364	3,918	£25,467
Unit B7	393.7	4,238	£27,547

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

EPC

Available on request.

FURTHER INFORMATION

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The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. Date of publication August 2022.