

Office | For Lease

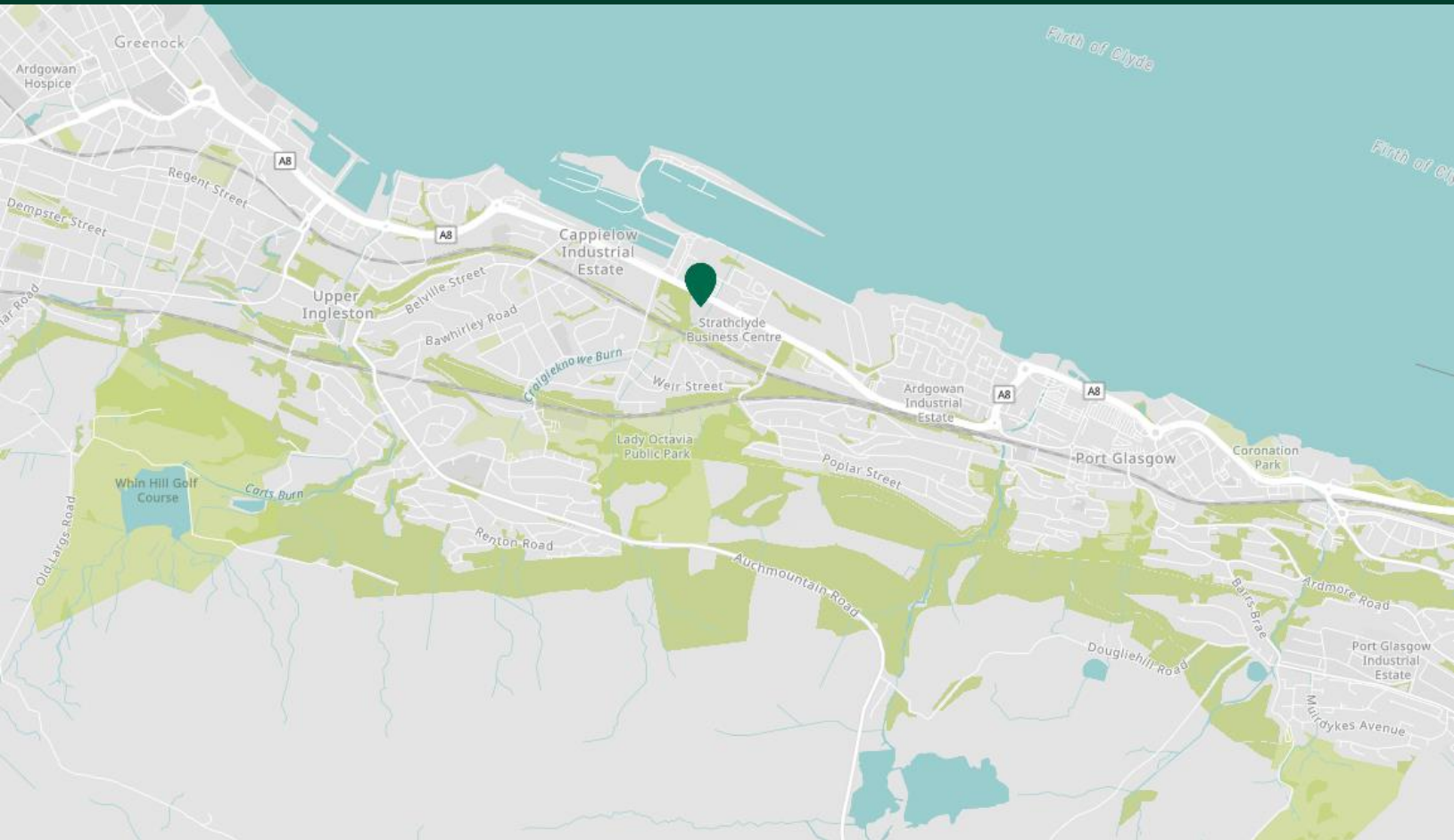
CBRE

Ben Lomond View

23 Pottery Street, Greenock
Inverclyde
PA15 2UZ

10,469 – 21,230 sq ft





Location

Riverside Business Park is located in a prime position on the south side of the A8/Port Glasgow Road. The park comprises three large office pavilions, nursery and restaurant/coffee shop and accessed directly off the A8/Port Glasgow Road at it's junction with Pottery Street.

The location benefits from excellent accessibility via road as well as all forms of public transport.

Secure parking is available onsite for tenants and their guests, with 105 car parking spaces. There is also a bike store for cyclists.

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Description

Ben Lomond View is a purpose built, stand alone modern office pavilion developed in 2013 as part of the wider Riverside Business Park development.

The property provides large open plan floor plates that are flooded with natural daylight through the floor to ceiling glazing. The building offers 21,230 sq ft over ground and first floors, extending to 10,469 sq ft and 10,761 sq ft.

Neighbouring occupiers include Cigna, Royal Bank of Scotland, Fergusson Marine and River Clyde Homes.

10,469 –

21,230

Square Feet Available

£14.00

Quoting Rent (per sq ft)

85x

Car Parking Spaces

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Specification

The refurbished accommodation will provide the following specification:

- Suspended metal tile ceilings
- LED lighting
- VRV air conditioning
- Double glazed, openable windows
- Raised access floors
- 1x passenger lift
- Secure entry door system
- Cycle storage facility

Asking Terms

The suites are available by way to lease by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The property has a current EPC rating of 'D' but this will be reassessed post refurbishment, with a target of 'B'.

VAT

VAT is charged on all outgoings.

Contact Us

Martin Speirs

Associate Director

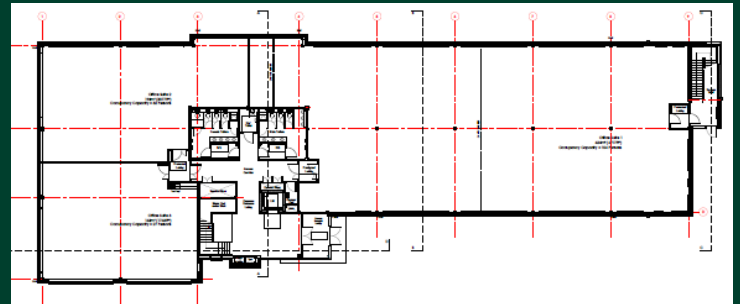
M +44 7590 864 816

Martin.speirs@cbre.com

Accommodation

Floor/ Suite	Size (sq ft)	Size (sqm)
First Floor	10,469	972.59
Ground Floor	10,761	999.72
Total	21,230	1,972.31

Typical Floor Plan



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