



Holt Court

1 Arthur Street, Greenock, Inverclyde, PA15 4RT

Office Accommodation

999.8 SQ M / 10,762 SQ FT - TO LET



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EXECUTIVE SUMMARY

This outstanding property within the Cartsburn area of Greenock is available to let, comprising of modern office accommodation set across three floors within the former Scottish Enterprise Investment Zone, with direct access to the A8/M8 with a prominent corner position.

The property comprises a three-storey building of steel portal frame construction and brick cladding.

Constructed in 1994, the property is decorated in a corporate manner, with a new roof installed in early 2020.

Features include:

- Flexible Open Plan Offices
- Prominent Corner Position
- Parking For 42 Vehicles
- Power and IT Connectivity
- Fibre Connectivity
- CCTV And Secure Entry
- DDA Access and Lift
- Adjacent To A8/M8



THE OPPORTUNITY

The subjects were most recently occupied by a global telesales company on a long-term lease. As a result, the unit was maximised for its open floor space and ability to hold over 200 employees. The property could be easily sub-divided internally, as well as providing an on-site retail area for employees.

TERMS

Our client is asking for a minimum of a three-year lease at a starting price of £12.63 per square foot. Incentives may be available upon application - please contact the letting agents.



ADDITIONAL DETAILS

ACCOMMODATION

The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculates:

- Ground: 313.82 sq.m - 3,378 sq.ft.
- First: 344.10 sq.m - 3,708 sq.ft.
- Second: 341.9 sq.m - 3,680 sq.ft.
- Total - 999.8 sq.m - 10,762 sq.ft.

RATEABLE VALUE

The premises are entered in the current Valuation Roll with a rateable value of:

- £118,000

EPC

- B - A copy is available.

LEGAL COSTS

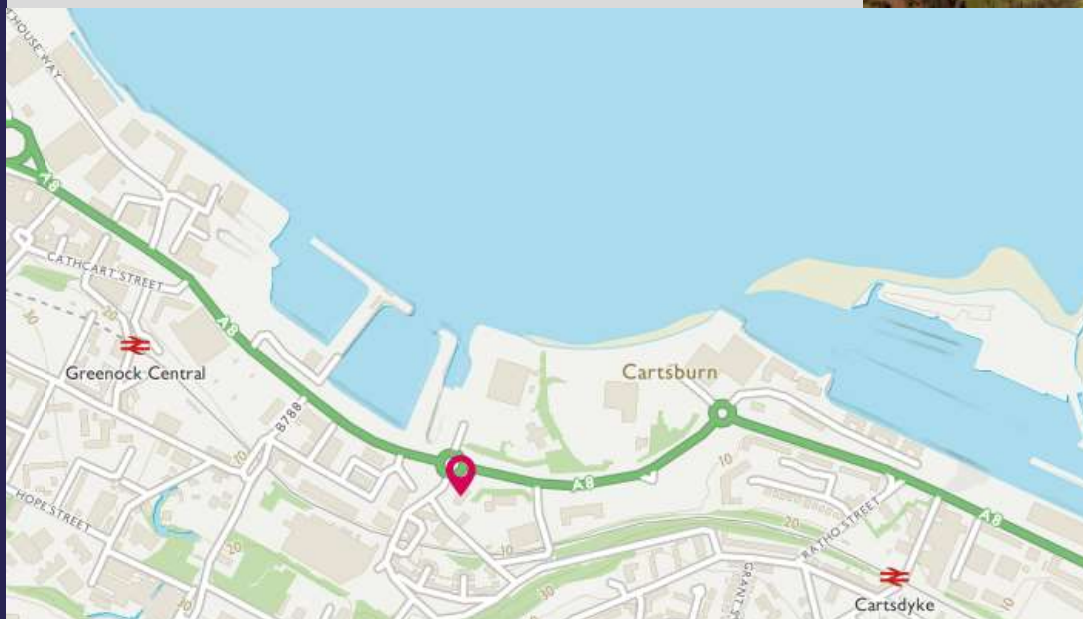
- Each party will be responsible for their own legal costs incurred in any tenancy agreement.



A VIBRANT 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, all within the authority of Inverclyde Council.

With a rich maritime heritage, the town is looking again to the River Clyde to support its future growth, with Greenock Ocean Terminal developing a new pontoon and visitor centre to support its 140,000 cruise liner passengers per annum.



OUTSTANDING CONNECTIVITY

The subject property is located at Cartsburn, approximately 1 mile west of Greenock town centre and immediately adjacent to the A8 on the main thoroughfare. Nearby occupiers include RBS, Cigna, Royal Mail, and EE with Holiday Inn Express directly adjacent and a Premier Inn less than a 10 minute walk away.

Greenock benefits from excellent road and bus links and is accessed via junction 31 of the M8 motorway with direct links to Glasgow Airport (20 minute drive) via the A8 and Ayrshire via the A78.

The subjects sit between two railway stations, allowing staff easy commuter access from Glasgow Central and Gourock.

Disclaimer:

Bowman Rebecchi Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Bowman Rebecchi has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT. Date: Mar 2022.

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