



**6 MACKENZIE STREET**  
Greenock, Inverclyde, PA15 2TW

**INDUSTRIAL UNIT + LARGE YARD**  
929 SQ M / 10,000 SQ FT - TO LET



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## EXECUTIVE SUMMARY

The available accommodation comprises a large modern industrial unit of steel portal frame construction. Internal eaves height extends to approximately 7m, with internal offices and staff welfare facilities.

The property benefits from lighting, provided via florescent strip units as well as a 3.5m electronically operated roller shutter door for ease of access.

The yard space has an electrified fence to ensure the subjects security with the unit adjacent to Cappielow Industrial Estate.

Features include:

- Extensive Yard and Parking
- Power and IT connectivity
- Existing Fibre Connectivity
- Electronic Entrance Fence
- Electrically Operated Loading Doors
- Capable of Sub-Division
- Highly Visible Site
- Bus, Car and Train Access
- Easy Access to A8/M8



## THE OPPORTUNITY

The subjects were most recently occupied by a recovery specialist for the storage of vehicles. As a result, the unit was maximised for its space and ability to securely store multiple items and could be easily be sub-divided internally. The offices are located on the ground and first floor, with WC facilities and tea prep area also available.

# TERMS

The owners are looking for a minimum of a three-year lease at a starting price of £5.50 per square foot. Incentives may be available upon application - please contact the letting agents.

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## ADDITIONAL DETAILS

### ACCOMMODATION

The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows:

- Yard - 883 sq m (9,500 sq ft)
- Unit - 929 sq m (10,000 sq ft)
- Total - 1,811 sq m (19,500 sq ft)

### RATEABLE VALUE

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

- £17,500

### EPC

- Available Upon Request

### 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 Cappielow Industrial Estate, approximately 2 miles west of Greenock town centre and immediately adjacent to the A8 on the main thoroughfare through Greenock and James Watt Dock Marina. Other occupiers within the estate include Jewson, Howden Joinery and other trade-related SMEs.

Greenock benefits from excellent road 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 subject property is located adjacent to Cartsdyke railway station, with regular train services to Glasgow and Gourock.

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