

TO LET

# SCARLOW HOUSE BUSINESS CENTRE

Scarlow Street, Port Glasgow, Inverclyde, PA14 5EY

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riverside  
inverclyde

right  
for business



Furnished and Part-Serviced Office suites  
Sizes ranging from 102 sq ft to 1,363 sq ft

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# SCARLOW HOUSE

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## LOCATION

Adjacent to the arterial A8 dual carriageway, it's only 25 minutes via the adjoining M8 motorway from Glasgow city centre and just 15 minutes from Glasgow International Airport. The bus terminus is located directly across from the Business Centre, with the railway station a 5 minute walk. There is also dedicated 25-space parking for tenants and guests.

## DESCRIPTION

Business professionals looking for a working environment that's modern, comfortable and welcoming should secure an early viewing at Scarlow House Business Centre. This building - which was extensively refurbished in 2014 and now has easy lift access to the upper floor - is ideally located in Port Glasgow town centre. Nearby amenities include the newly built Gallagher Shopping Park, where a number of top brand stores, supermarkets, coffee shops and bars are all within a 5 minute walk. There are 7 furnished and part-serviced office suites. 2 are on the ground floor and 5 on the first, ranging from 102 to 348 sq ft, with the total space available 1,363 sq ft. Services include the use of conference room, tea preparation area within shared kitchen, office furniture provided, office and common area cleaning,

access to colour copier and lift access.

## RATING ASSESSMENT

Each suite is assessed individually for rates, with Rateable Value varying between £1,500 and £3,000. Tenants are responsible for the payment.

## TERMS

Offers as undernoted are being sought for the subjects with a minimum 1 year lease term anticipated. VAT at the appropriate rate will apply to rent charges. Rent range is £3,000 - £9,000 pa, exclusive of VAT, dependent on size of suite leased.

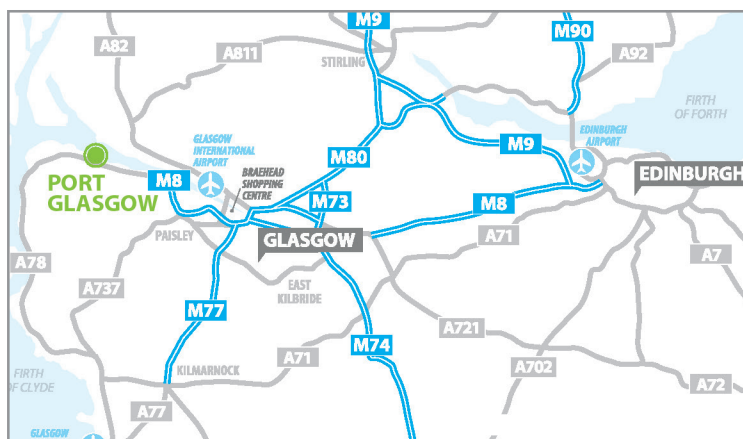
## ENTRY

Immediate entry is available.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the tenancy agreement. Agreements are prepared in-house and are simple, plain English contracts.

For up to date details, videos, floorplans, pictures, prices and availability of suites at Scarlow House, please visit the property section of our website: [www.riversideinverclyde.com/Property-Section](http://www.riversideinverclyde.com/Property-Section)



## VIEWING/FURTHER INFORMATION

Further details and viewing arrangements can be obtained by contacting:



**David Martin**  
01475 755 080  
[david.martin@riversideinverclyde.com](mailto:david.martin@riversideinverclyde.com)



**Arlene Russell**  
01475 755 080  
[arlene.russell@riversideinverclyde.com](mailto:arlene.russell@riversideinverclyde.com)

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