

TO LET

DRUMFROCHAR INDUSTRIAL ESTATE

Drumfrochar Place, Greenock, Inverclyde, PA15 4BJ

ri

riverside
inverclyde

right
for business



Workshop Units, sizes ranging from
900 sq ft to 5,380 sq ft.

www.riversideinverclyde.com

Tel. 01475 755080

 /riverside-inverclyde

 Riverside-Inverclyde

 @ri_inverclyde





DRUMFROCHAR INDUSTRIAL ESTATE

Drumfrochar Place, Greenock, Inverclyde, PA15 4BJ

LOCATION

Drumfrochar Industrial Estate is located approximately 1 mile south of Greenock Town Centre a short distance from the A8, the principal route through the town which links Greenock to Glasgow Airport (16 miles) and the City of Glasgow (27 miles) to the east. Greenock also has good rail links and is recognised as a major sea terminal.

DESCRIPTION

At Drumfrochar all of the 12 units in the single terrace are built to the highest standards, with steel portal frame construction maximising use of concrete floors and infill brick walls surmounted by new profile metal sheeting. The units range in size from 900 sq ft to 5,380 sq ft. The pitched roofs have recently been overlaid with new profile sheeting and new inlay box gutters. There are also two storage yards and dedicated parking spaces for tenants and guests.

RATING ASSESSMENT

Each unit is assessed individually for rates, with Rateable Value varying between £3,900 and £21,500. Tenants are responsible for the payment.

TERMS

Offers as undernoted are being sought for the subjects with a minimum 3 year lease term anticipated. In addition, the tenants will be responsible for an equitable contribution to the service charges and buildings insurance for the whole estate and full details of this can be made available upon application. VAT at the appropriate rate will apply to both rent and service charges. Rent range is £4,000 - £20,000 pa, exclusive of VAT, dependent on size of unit leased.

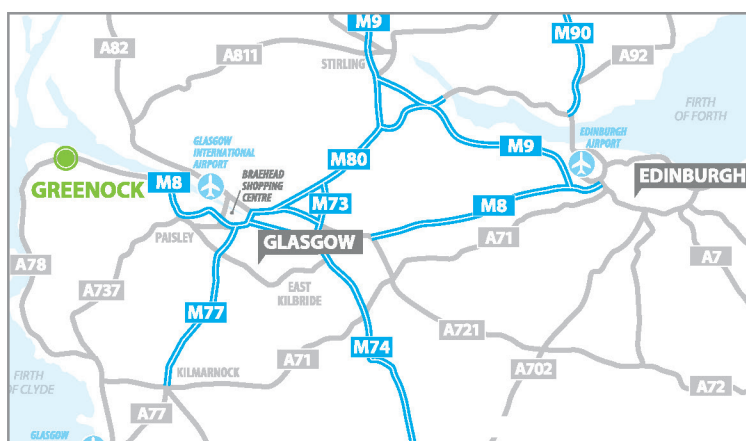
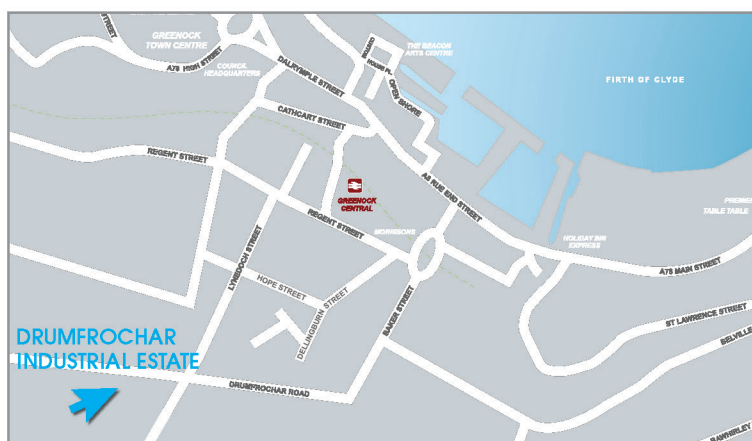
ENTRY

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 Drumfrochar Industrial Estate, please visit the property section of our website: 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



Arlene Russell
01475 755 080
arlene.russell@riversideinverclyde.com

IMPORTANT NOTICE: Riverside Inverclyde give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of interested parties. They are intended to give a brief description of the property but are not intended constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any prospective tenant/purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Date of publication March 2017.