

TO LET

LADYBURN BUSINESS CENTRE

20 Pottery Street, Greenock, Inverclyde, PA15 2UH

ri

riverside
inverclyde

right
for business



Traditional Offices

**Sizes ranging from 226 sq ft to 1,012 sq ft
(Individual Offices)**

www.riversideinverclyde.com

Tel. 01475 755080

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LOCATION

Riverside Business Park is an ideal business hub. Located in a prime position at Pottery Street, adjacent to the A8 on the eastern edge of Greenock, it's well served by road, bus, cycle and rail links. The Park incorporates three large office facilities. There is an early learning and childcare centre at the 75 space Enchanted Forest nursery and a family-friendly restaurant and great food at The Cottage Coffee Shop. Greenock is also recognised as a major ocean terminal. Parking is available onsite for tenants and their guests.

DESCRIPTION

What was once a splendid Victorian school building is now a top of-its-class office development, following a complete upgrade in 2009. These works included re-roofing, stone cleaning, refurbishment of common areas and the creation of a secure reception entrance. This means Ladyburn can now offer a total of 15,503 sq ft of 29 traditional offices across two floors. Room sizes range from 226 sq ft to 1,012 sq ft. Ladyburn Business Centre is an ideal space for SME businesses to grow within.

RATING ASSESSMENT

Each suite is assessed individually for rates, with Rateable Value varying between £1,500 and £7,000. Tenants are responsible for the payment.

TERMS

Offers as undernoted are being sought for the subjects with a minimum 1 year lease term anticipated. In addition, the tenants will be responsible for an equitable contribution to the service charges for the whole Park 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 £1,800 - £7,600 pa, exclusive of VAT, dependent on size of suite leased.

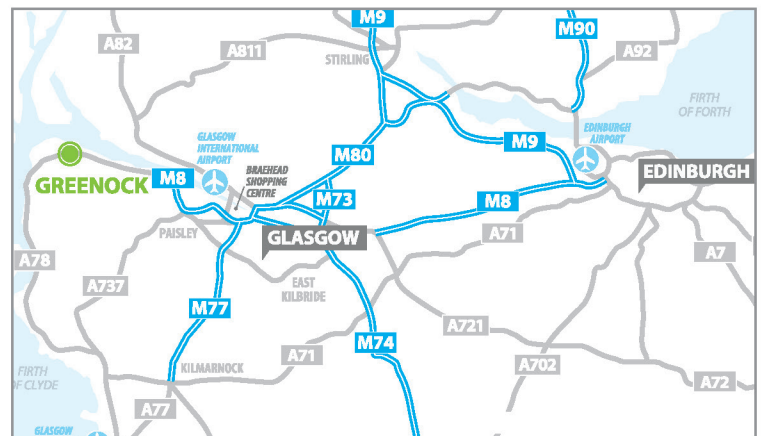
ENTRY

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 Ladyburn Business Centre, 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

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