



Flexible Space To Let

£400 PCM

Summary

This flexible space within Inverclyde Community Development Trust's Hub in Port Glasgow is available to let and is suitable for a range of uses, including light manufacturing, storage and offices.

The subject unit is shared as part of the wider building which boasts a wide range of other tenants, including trade, manufacturing, offices and training rooms.

Entry is from the front of the building at Muirshiel Road, with external parking available for staff and guests. The front of the unit has roller shutters to retain security and the room can be used 24/7 with 365 access.

Features

- Flexible Space Suitable For A Range Of Uses
- 100% Rates Relief Available Subject To Status
- Affordable Rental For SMEs
- Newly Available Opportunity
- Easy Access to A8/M8
- Ideal Starter Unit Within Shared Space
- Port Glasgow Retail Park - 5 Minute's Drive
- Port Glasgow Railway Station - 5 Minute's Drive

The Trust Suite 1 - Muirshiel Road, Port Glasgow



Property Overview

Suite 1 is to the left of the entrance, with shared welfare and kitchen facilities. The room is laid out with workstations and benches, with a rear office or storage room also available.

The space is in need of decoration, and our client is happy for improvements to be made to the property and will negotiate a rent-free period to do this if required.

Fairly priced, this unit is likely to appeal to a wide range of occupiers, with further additional costs including a contribution towards the electricity and insurance of the building.

MEASUREMENTS

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

Total - 28.6 sq m / 308 sq ft

Rates - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £1,100. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

EPC - A copy of the Energy Performance Certificate is attached above and available upon request.

Entry - Early entry is available.

Rental - The property is available by way of a new lease at a guide rent of £4,800 per annum, excluding VAT which is not applicable, with terms to be agreed upon.

Anti-Money Laundering - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

Terms - The subjects are available to lease on internal repairing and insuring terms. Each party is to be responsible for its legal costs and outlays, including VAT incurred.

For further information, please contact Bowman Rebecchi.

View Online

