



Unit 12, Kelburn Business Park, Port Glasgow

£850 Per Calendar Month

Summary

This rarely available industrial unit is available to let through Bowman Rebecchi following a recent refurbishment to create a modern light industrial unit with a roller shutter and gated security adjacent to the A8.

Situated within Kelburn Business Park in Port Glasgow, the unit is perfectly located on the edge of the entrance and exit to Inverclyde and is a superb flexible space for a growing business.

Viewings can be arranged by appointment with Bowman Rebecchi.

Features

- Rarely Available Location
- 100% Rates Relief Available
- Popular Port Glasgow Industrial Estate
- Long-Term Lease Available
- 2.5m Roller Shutter
- Large Open-Plan Floor Space
- Gated Security
- A8/M8 - 1 Minute Drive
- Town Centre - 3 Mins Drive
- Glasgow Int Airport - 13 Mins Drive

Unit 12, Kelburn Business Park, Port Glasgow, PA14 6TD



Property Overview

The property comprises a single-story industrial unit of brick construction set beneath a pitched roof and is located at the centre of the business park with gated security.

The available space comprises a large open-plan industrial unit suitable for a range of uses as well as a large office, kitchen, and two toilets, one being DDA compliant.

Given the internal configuration, the subjects are easily capable of further subdivision depending on the occupier's needs. Our client recently purchased and invested in the property, with internal refurbishment works near completion.

Industrial property is highly popular in the Inverclyde area and this size of unit is rarely available to let, making this a great opportunity for the right tenant.

LOCATION

The subjects are accessed off of Parklea Road at Woodhall roundabout which is accessible from the A8/M8. The subjects are located approximately 10 miles from Glasgow Airport (a 13-minute drive) and 19 miles to Glasgow City Centre (a 24-minute drive).

Nearby occupiers include PEAK Scientific Group, AGM Group, The Start-Up Drinks Lab, and Love & Humphries. Woodhall train station lies adjacent to the property and there are regular bus routes connecting to both Glasgow and Greenock.

Port Glasgow's population is approximately 16,617 and has undergone a regenerative transformation over the past decade to become a vibrant town on the banks of the River Clyde, within the authority of Inverclyde Council.

Rates - From the Assessor's website, the property had a Rateable Value of £10,750. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

Class Use - 4,5, and 6 (Office/General Industrial)

For further information concerning the quoting rents and likely incentives or to view, please contact us.

View Online



360° Tour



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