



OFFICE

A New Grade A Office Development From 12,971 sq ft to 86,199 sq ft

Property Highlights

- Town centre location
- HQ office building
- Secure car parking
- Pre-let packages

Location

Cartsburn Business Park is located within Greenock Town Centre and is only a short walk from the Oak Mall Shopping Centre, Greenock's premier shopping destination.

The development is within walking distance to both Greenock Central and Carttsyde Railway Stations, with Junction 31 of the M8 motorway located close by.



For viewing and further information, please contact:

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Description

Cartsburn Business Park is located at the gateway to Greenock Town Centre on the most prominent development site overlooking the A8.

The proposed building will benefit from a Grade A specification as follows:

- Large open plan floorplates
- Air-conditioning
- Metal raised access floors
- Metal suspended ceilings
- LED LG7 compliant light fittings

Accommodation

The proposed accommodation offers the following area.

Floor	Size (sq ft)
Total	86,199

Unit	Cost (per annum)
Quoting Price	On Application

Energy Performance

The proposed development will target an EPC Rating of 'B'.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The incoming tenant will pay all Land and Buildings Transaction Tax applicable.

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