

12/12A Dubbs Road, Port Glasgow Industrial Estate Port Glasgow, Inverclyde PA14 5YR

lot 57

Heritable Industrial Investment

- Well located on established industrial estate
- Two buildings totalling 8,212 sq m (88,389 sq ft)
- Prominent roadside site
- Nearby occupiers include Renfrewshire Electronics, Playtex Distribution, Promedics Orthopaedics

Rent
£40,000
per annum
exclusive



Unit 12A



Unit 12

Location

Miles: 20 miles west of Glasgow
Roads: A8, M8
Rail: Port Glasgow Station (ScotRail)
Air: Glasgow International Airport (12 miles east)

Situation

Port Glasgow is a town located some 20 miles west of Glasgow. The property is located within Port Glasgow Industrial Estate in a prominent roadside location on Dubbs Road, close to its junction with Gareloch Road. Nearby occupiers include Renfrewshire Electronics, Playtex Distribution, Promedics Orthopaedics.

Description

The property comprises two extensive warehouse buildings fronting onto Dubbs Road. The property comprises Block 12, an industrial building of multi bay construction and two storey offices and Block 12A, a high bay warehouse with minimum 7 metre eaves.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
12	Industrial Offices Ancillary	4,116 sq m (44,303 sq ft) 653 sq m (7,027 sq ft) 1,376 sq m (14,812 sq ft)	VACANT POSSESSION			
12A	Warehouse	2,067 sq m (22,247 sq ft)	AMG OUTDOOR LIMITED (1)	12 years from 06/10/2003 (2)	£40,000	05/10/2015
Total		8,212 sq m (88,389 sq ft)			£40,000	

(1) AMG is the UK's leading owner and distributor of an impressive portfolio of premier outdoor, footwear and snow sports brands. (Source: www.amg-group.co.uk 24/04/2015)

(2) The original lease was for a term of 10 years from 6th October 2003. A Variation to the Lease states that the lease will continue to 5th October 2014 and on a yearly basis thereafter providing a rolling mutual option to determine subject to no less than three months' notice.

For further details please contact:

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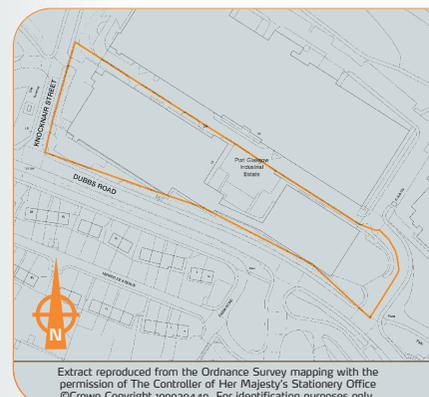
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