

SCARLOW HOUSE BUSINESS CENTRE TO LET

FURNISHED AND PART SERVICED OFFICE SUITES
SIZES RANGING FROM 102 SQ FT TO 348 SQ FT



ri

riverside inverclyde
www.riversideinverclyde.com



2 SCARLOW STREET
PORT GLASGOW // PA14 5EY

SCARLOW HOUSE BUSINESS CENTRE // 2 SCARLOW STREET // PORT GLASGOW // PA14 5EY

DESCRIPTION

Scarlow House Business Centre provides tenants with a comfortable modern professional working environment. Terms are flexible, and the workspaces are ideal for small to medium size enterprises, business start-ups and branch offices. The building was extensively refurbished during 2014, including the installation of a lift to the upper floor.

LOCATION

Scarlow House Business Centre is ideally located in Port Glasgow town centre adjacent to the arterial A8 dual carriageway, only 25 minutes via the adjoining M8 motorway from Glasgow City Centre and 15 minutes from Glasgow Airport. It is very well served with public transport links, being only a few minutes' walk from Port Glasgow railway station with its four trains per hour to Glasgow Central, and having the town's main bus station only yards away. Port Glasgow's shops, with nearby amenities including Gallagher Shopping Park with Tesco Extra, B&Q, Costa Coffee and Marston's Family Pub, are all within a few minutes' radius on foot.

CAR PARKING

Generous public parking spaces nearby, with Business Centre dedicated parking area opposite from summer 2015.

FEES

On application, VAT payable.

RATEABLE VALUE

On application.



ACCOMMODATION

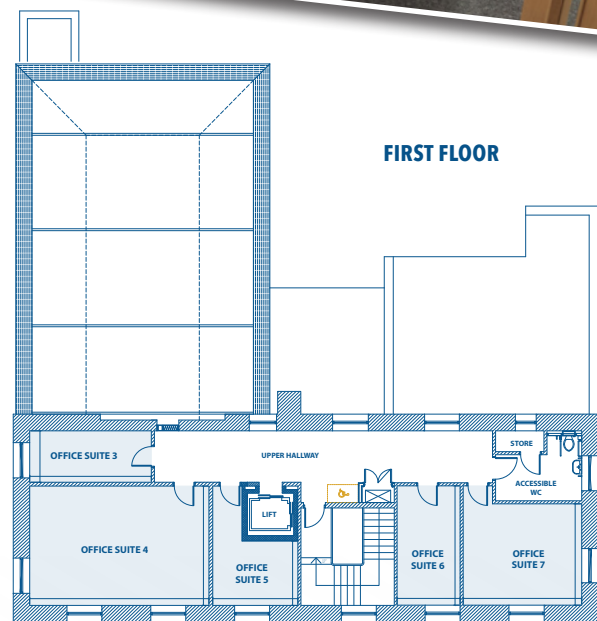
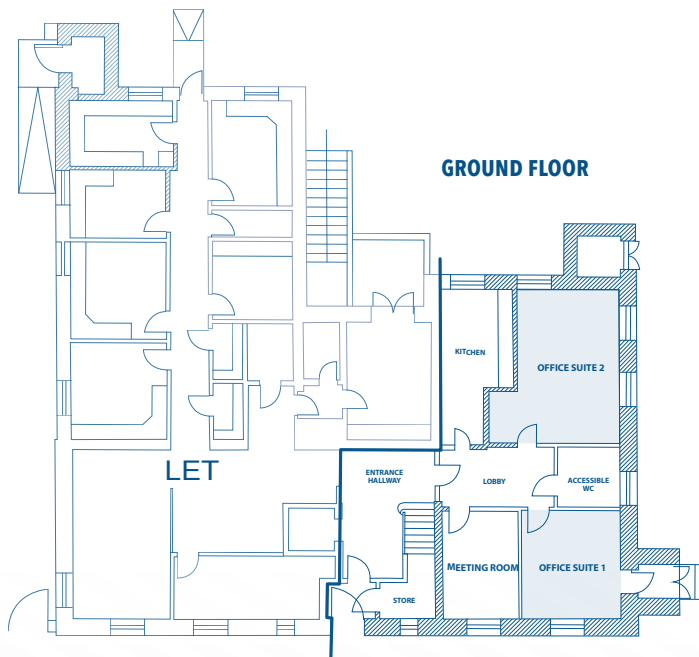
Scarlow House Business Centre comprises furnished part serviced office accommodation within a fully refurbished environment, with a total of seven offices, two on the ground floor and five on the first floor:

Ground Floor

Office Suite 1	180 sq ft
Office Suite 2	291 sq ft

First Floor

Office Suite 3	102 sq ft
Office Suite 4	348 sq ft
Office Suite 5	115 sq ft
Office Suite 6	123 sq ft
Office Suite 7	204 sq ft



TO LET

VIEWING/FURTHER INFORMATION

Arlene Russell
arlene.russell@riversideinverclyde.com
 Tel: 01475 749821

David Martin
david.martin@riversideinverclyde.com
 Tel: 01475 749825
www.riversideinverclyde.com

IMPORTANT NOTICE: Riverside Inverclyde give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of interested parties. They are intended to give a brief description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any prospective tenant/purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Date of publication April 2015.