

OFFICES TO LET INDIA OF INCHINNAN

GREENOCK ROAD
INCHINNAN
PA4 9LH



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Formed within the Grade A Listed 'India of Inchinnan' building, the accommodation comprises two unique office areas within an exciting building, providing contemporary space for modern business needs.

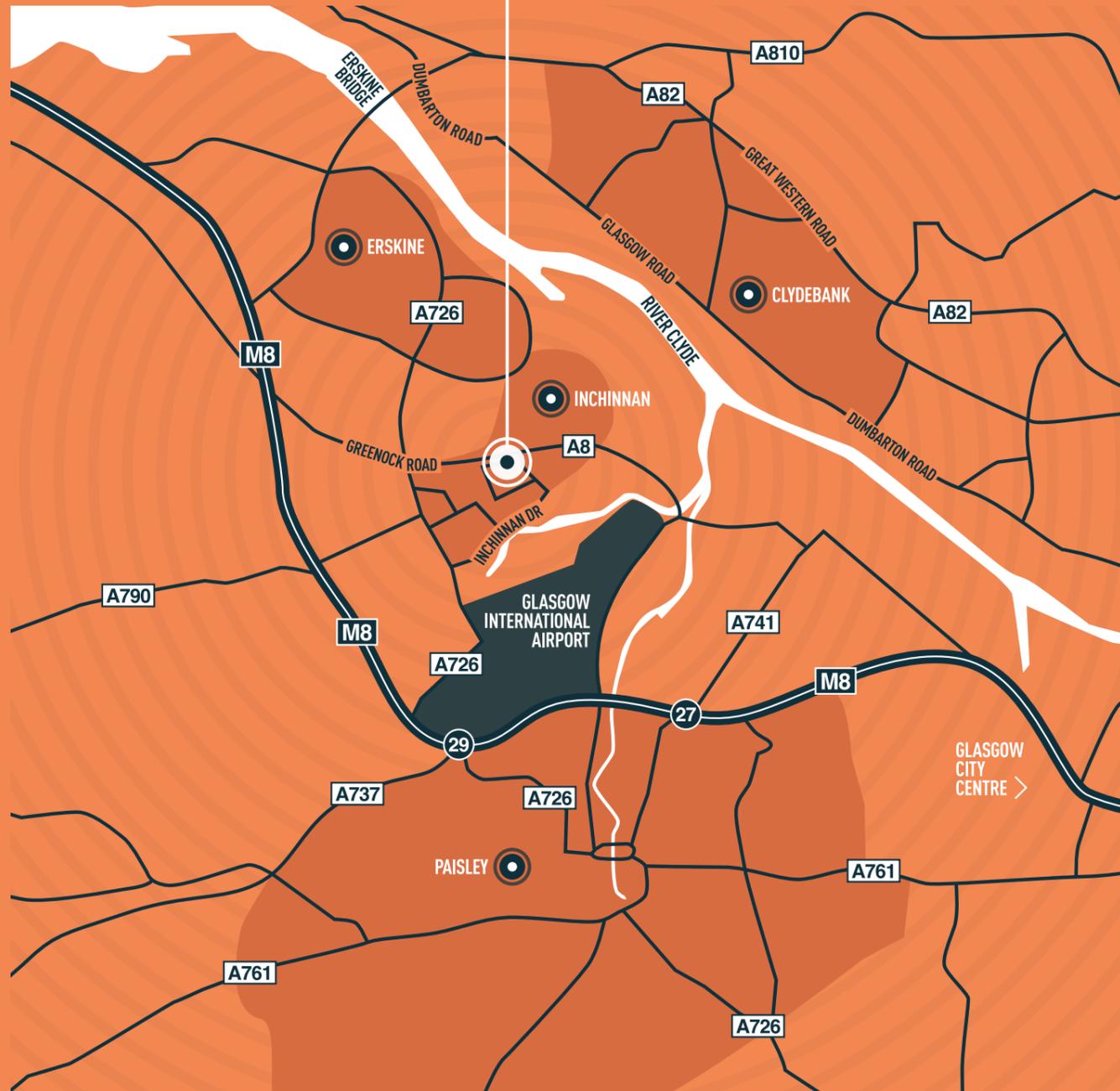




LOCATION

India of Inchinnan is located to the south of Greenock Road within Inchinnan Business Park and is easily accessed from Junction 29 of the M8 via Barnsford Road / Greenock Road.

Greenock Road is well served by a range of bus services, and is ideally placed for connections to Glasgow Airport which is located 1 mile away.



ACCOMMODATION

The space is split to form a smaller suite within the west wing of the ground floor, in the original 'Art Deco' designed building, and a larger suite within 'The Airship' which forms the top floor of the striking extension to the rear.

The highlight of the building is the impressive atrium, which provides quality reception area as well as informal 'break out' space. Formed off the atrium is an attractive café/restaurant which is open throughout the day.

Outside the building there are landscaped grounds and attractive water features, with an external seating area formed to the rear of the restaurant, for use by all staff within the complex.

Ample parking is available on the site.





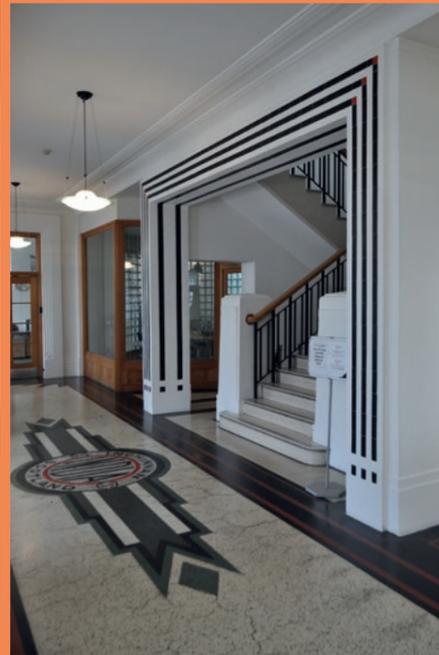
AREAS

The space is split to form two suites as detailed below:

	SQ M	SQ FT
The Airship (top floor)	558.77	6,009
West Wing (ground floor)	232.26	2,501

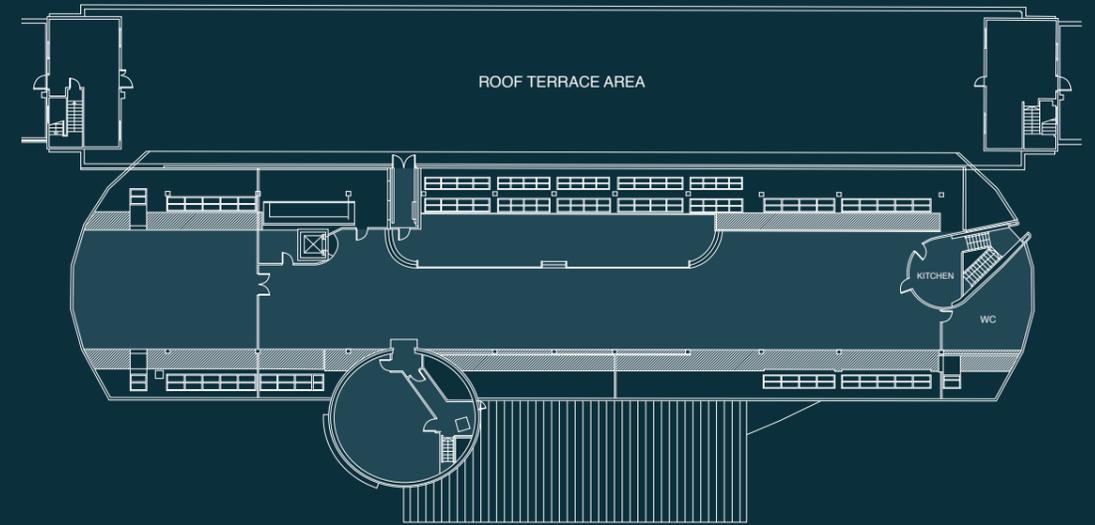
SPECIFICATION

- Raised access floors
- Double glazing
- Comfort cooling
- Contemporary lighting
- DDA compliant
- Lift access
- Dedicated tea prep areas
- On site café/restaurant
- On site car parking
- Unique break out atrium area
- Contemporary design
- CCTV and access control system
- Shower and changing facilities
- Cycle parking

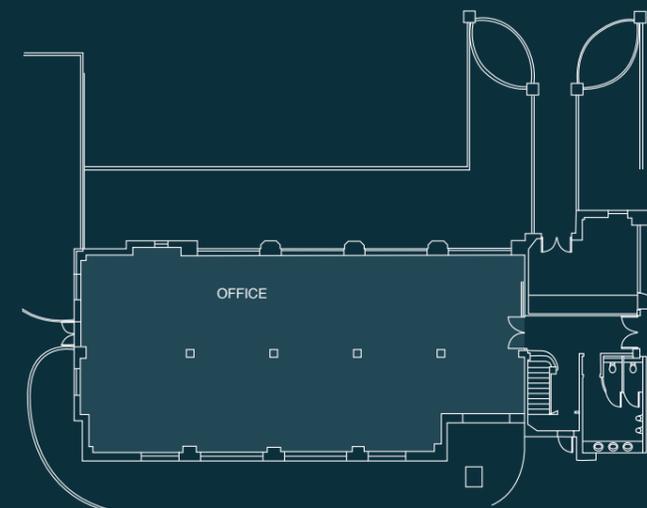


FLOOR PLANS

THE AIRSHIP (TOP FLOOR)



WEST WING (GROUND FLOOR)





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TERMS

Rental terms available on request.

VIEWING & FURTHER INFORMATION

Please contact the joint letting agent:

ENERGY PERFORMANCE

The current EPC ratings are as follows:

Ground floor - C
Top floor - B



Eric Thomson
eric@thomsonproperty.co.uk

CAR PARKING

Ample on-site parking is available.



Paul Hamilton
paul.hamilton@hamiltoncharteredurveyors.com