

TO LET
Lab-Workshop-Office Hybrid



India of Inchinnan
Greenock Road
Inchinnan
PA4 9LH

- Modern hybrid premises
- Extends to 221.04 sq. m. (2,379 sq. ft.)
- Roller shutter door access
- Part fitted out for lab use
- Modern office accommodation
- Dedicated main door entry and parking

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 Bransford 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.

DESCRIPTION

The subjects comprise part of the ground floor of an impressive art deco building with rich heritage.

Access to the subjects is gained via dedicated main door entry at the eastern elevation, just off the generous car park where dedicated parking spaces can be provided. The main office area offers open plan space that can be configured to suit specific requirements. Double doors from the main office lead to the workshop/ store area which benefits from a roller shutter door for deliveries & loading, kitchenette/ tea prep and Male and Female WCs. There is one small meeting room and an additional lab area currently fitted with work benches. Large double glazed windows ensure superb natural light and gas central heating is provided throughout.

The premises are suitable for a variety of business and viewing is advised to fully appreciate the space on offer.

ACCOMODATION

We understand that the subjects extends to following approximate **Net Internal Area:**

221.04 sq. m. (2,379 sq. ft.)



TERMS

The subjects are available on new FRI terms.

RENT

All inclusive rent. On application.

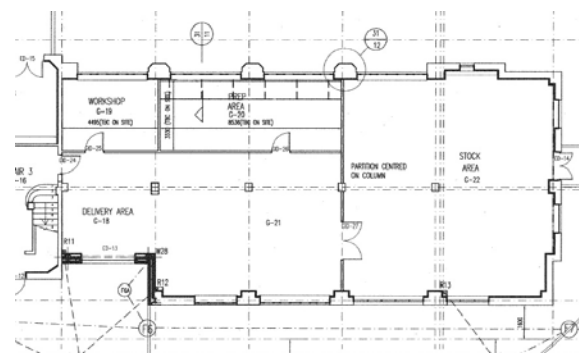
RATING ASSESSMENT

The subjects will require individual reassessment.

The rate poundage for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.



Floor Plan

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-Graham and Sibbald LLP
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:

Tom Conway

Senior Surveyor

tom.conway@g-s.co.uk

07810 544 912

Mark Gillies

Partner

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07787 291 149

GRAHAM + SIBBALD

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