

GREENOCK ROAD  
INCHINNAN PA4 9LH

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OFFICES TO LET

**INDIA OF  
INCHINNAN**

# INDIA OF INCHINNAN

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



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# 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 building provides for a range of office accommodation from smaller self contained office suites of approximately 93 sq m (1,000 sq ft) to larger floor plates when combined are able to accommodate up to 2,787 sq m (30,000 sq ft). 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. 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.





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# **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







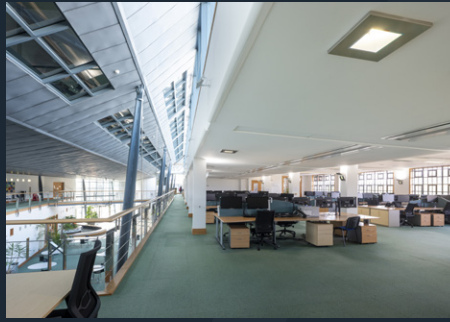
# AREAS

Accommodation provided can range from 93 sq m (1,000 sq ft) to 2,787 sq m (30,000 sq ft), further details including an area breakdown can be provided upon request.



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## TERMS

Rental terms available on request.

## ENERGY PERFORMANCE

The current EPC ratings are available upon request.

## CAR PARKING

Ample on-site parking is available.

## VIEWING & FURTHER INFORMATION

Please contact the sole letting agent:



Paul Hamilton  
paul.hamilton@hamiltoncharteredsurveyors.com

