

GREENOCK ROAD
INCHINNAN PA4 9LH

OFFICES TO LET

**INDIA OF
INCHINNAN**

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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.





ACCOMMODATION

The building provides for a range of individually secured office accommodation from smaller self contained office suites of approximately 46.45 sq m (500 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.

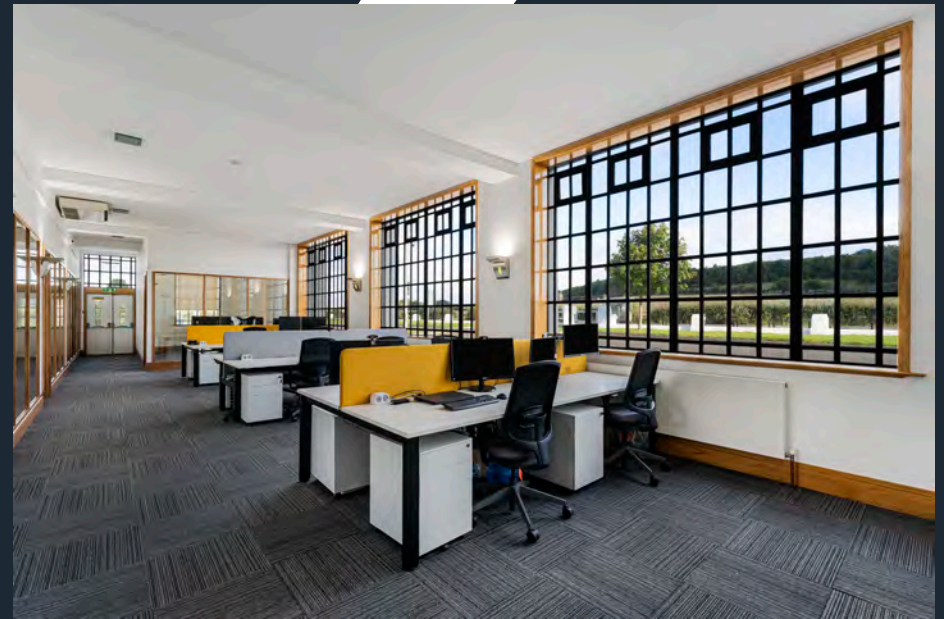
Ample parking is available on the site.



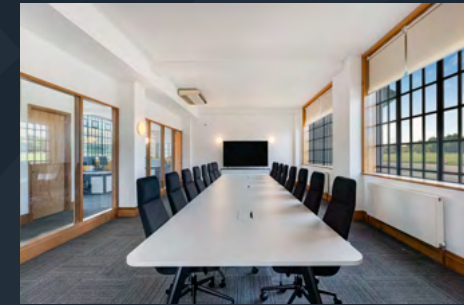
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SPECIFICATION

- › 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
- › On site fitness suite
- › CCTV and access control system
- › Shower and changing facilities
- › Cycle parking



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AREAS

Accommodation provided can range from 46.45 sq m (500 sq ft) to 2,787 sq m (30,000 sq ft), further details including an area breakdown can be provided upon request.



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:



Tom Conway

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Ryan Farrelly

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