



VALLEY PARK



GREENOCK, PA16 0AH

SELF CONTAINED FULLY FITTED OFFICE

✦ DESCRIPTION

Valley Park offers occupiers **65,000 sq ft of modern self-contained office space over ground and first floor For Sale or To Let**. The subject property is ideally suited to a contact centre operator, as the large open plan floor plate allows for excellent lines of sight and efficient desk configurations.

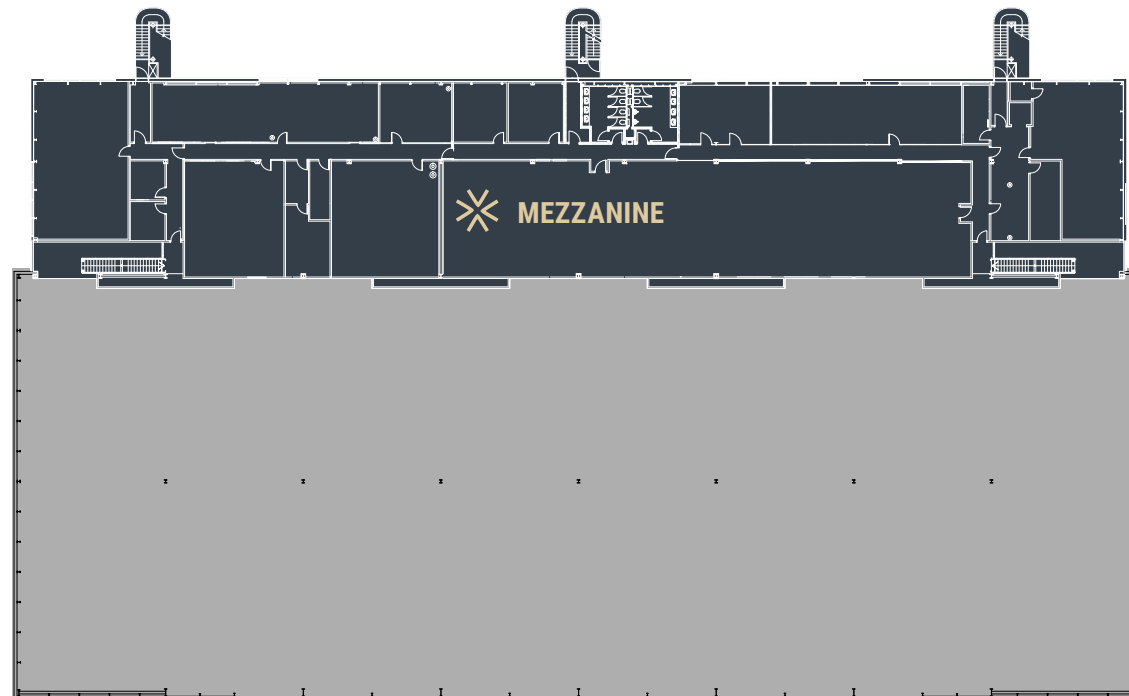
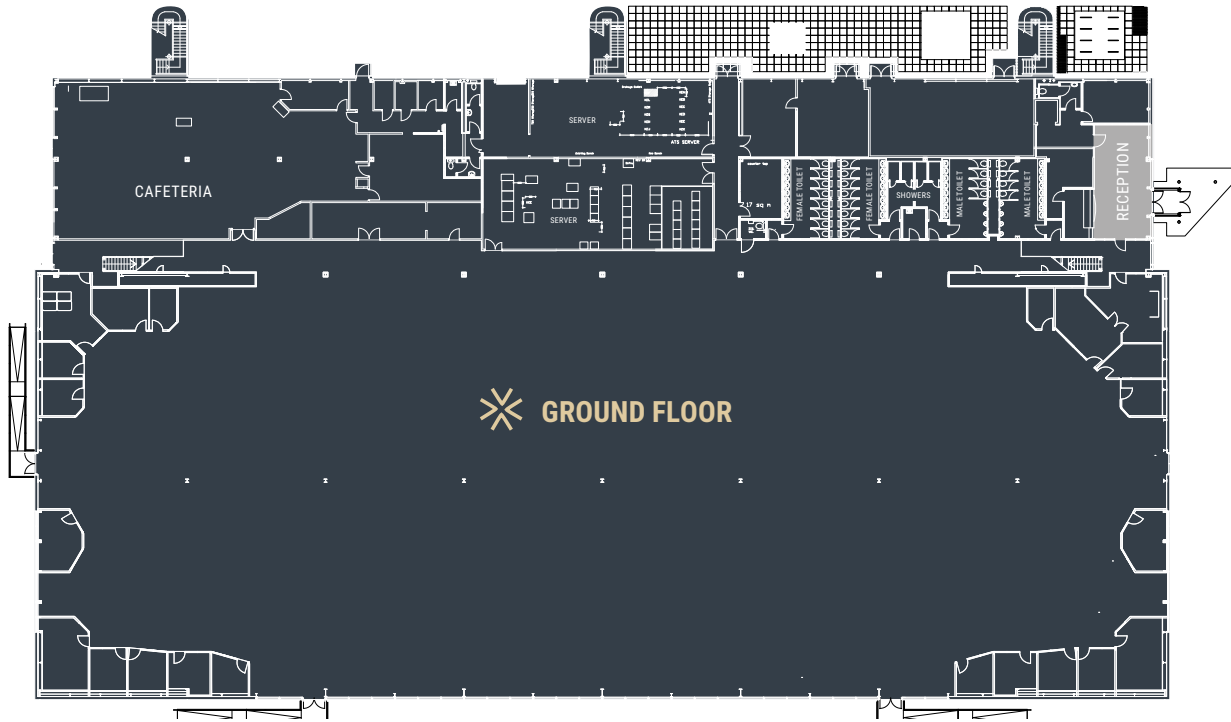
The large open plan ground floor office space is supplemented by a large staff welfare and canteen area. In addition to this, there is a generously sized mezzanine level that provides meeting rooms and boardrooms.

The open plan layout and impressive floor to ceiling height would also be **suitable for alternative uses in the leisure, industrial and retail sectors (i.e. click and collect)**, subject to the appropriate planning consent.

With a dedicated train station, 600 parking spaces and regular bus services on the A78, this property has fantastic connectivity for attracting and retaining staff.



65,000 SQ FT (6,039 SQ M) ON A 7.43 ACRES SITE



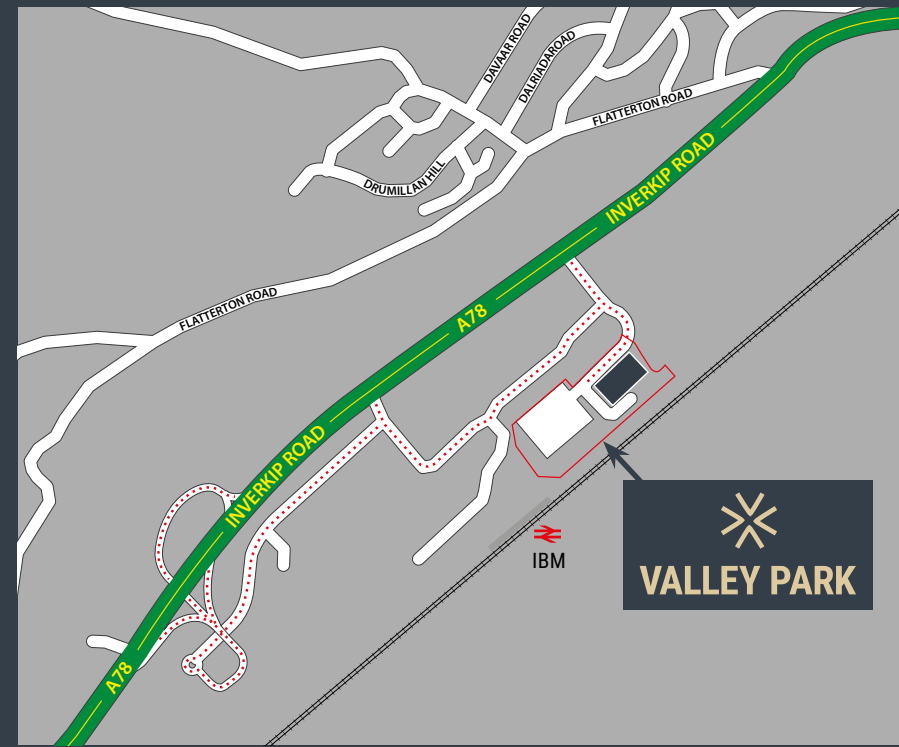
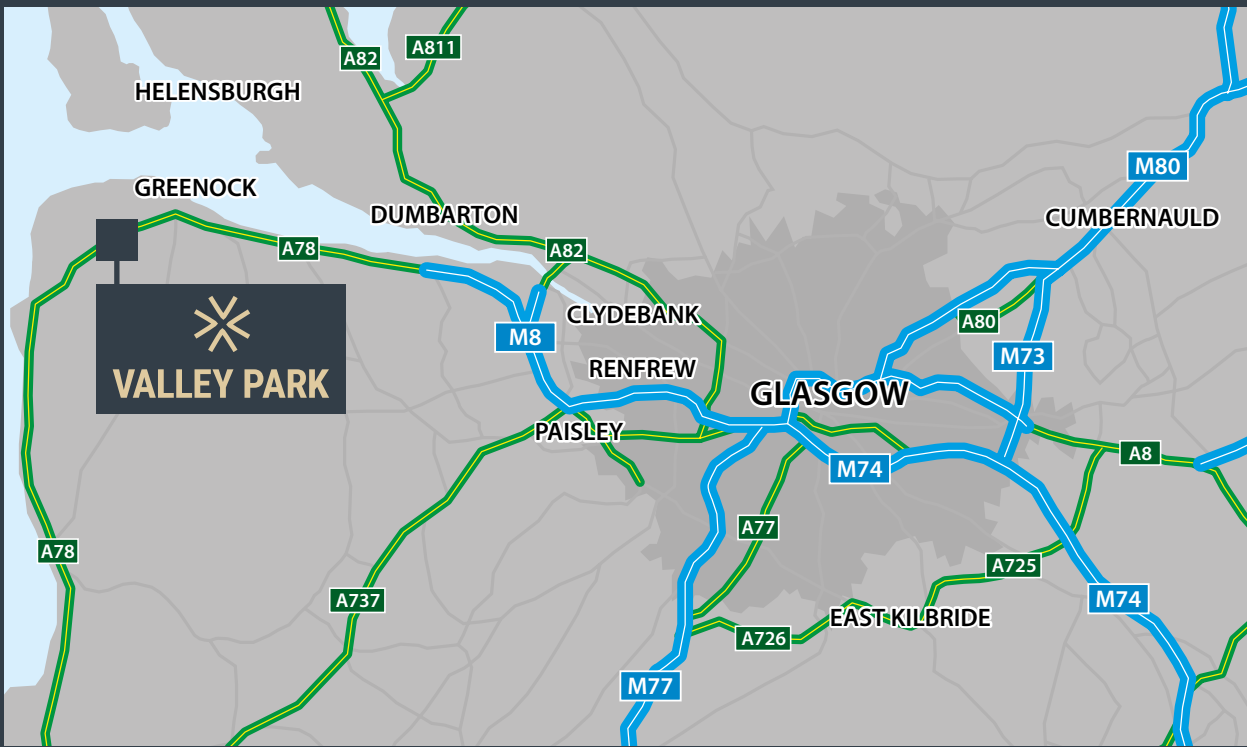
✧ ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|---------------|--------------|
| GROUND FLOOR | 49,500* | 4,599* |
| MEZZANINE | 15,500* | 1,440* |
| TOTAL | 65,000 | 6,039 |

* SUBJECT TO ONSITE MEASUREMENT

✧ FEATURES

- Former IBM call centre
- 600 Car Parking Spaces
- Large Yard
- Dedicated IBM Railway Station
- Excellent Power Supply
- Fibre Connectivity
- Sprinklers
- CCTV
- Raised access floors
- Air conditioning
- DDA access
- On site catering facilities
- Generous shower facilities
- Extensive power and IT connectivity in situ
- Open plan floor plate
- Mezzanine floor
- Meeting/boardrooms



✧ LOCATION

Greenock is situated 25 miles west of Glasgow and has a direct connection with the M8 motorway which is the main arterial route to Edinburgh, and the Scottish motorway network beyond.

Valley Park benefits from its own dedicated train

station (IBM Railway Station) which has a regular hourly train service to Glasgow Central and Wemyss Bay. There are also a number of bus routes that connect Valley Park to the large skilled labour force that is based in Inverclyde.

✧ COMMUNICATION

| | miles |
|---------------------|-------|
| IBM Railway Station | 0.1 |
| Greenock | 4 |
| Glasgow | 25 |
| Edinburgh | 74 |

EPC

This property has been graded as 121 (E).

RENT / PRICE

Available on request.

BUSINESS RATES

Rateable Value £245,000.

FURTHER INFORMATION

Further information, plans and specifications are available through our joint sole agents.



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