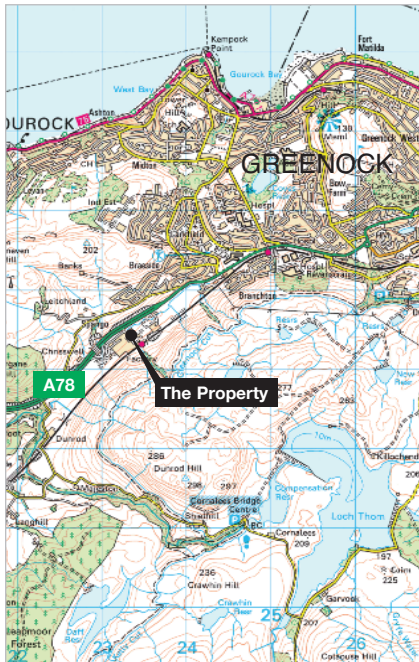


Greenock Valley Park Renfrewshire PA16 0AH

- **Heritable Vacant Site**
- Comprising a total of 27.65 hectares (68.33 acres)
- Includes vacant former call centre
- Adjacent to A78 and IBM Rail Station
- Future redevelopment potential (subject to consents) (1)

Vacant

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB. The photograph is for identification only.

Tenure
Heritable.

Location
Greenock is located 25 miles west of Glasgow city centre, on the south side of the Firth of Clyde. The town benefits from good communications being on the A8 (Greenock Road), which connects with the M8 Motorway (Junction 31) some 8 miles to the east and Glasgow International Airport being approximately 15 miles to the east. The property is situated within Spango Valley, approximately 2.75 miles south-west of Greenock town centre. The site is directly connected to the A78 and IBM Rail Station is accessed from the site and provides a regular service to Glasgow Central.

Description
The property provides a site extending to approximately 27.65 hectares (68.33 acres) upon which stood a former IBM manufacturing facility. There is a former call centre on site which is arranged over ground and mezzanine levels and has a gross internal area of 6,052 sq m (65,143 sq ft).
NB. The seller owns a parcel of land extending to approximately 2.5 acres adjoining the railway line (which is not included in the sale) which has rights reserved across the site, as does the substation. There is pedestrian access across the site to the railway station.

Tenancy
The entire property is at present VACANT.

Planning (1)
The site may be suitable for a variety of alternative uses, subject to the necessary consents. A legal opinion is contained within the legal pack. All enquiries should be made via Inverclyde Council (www.inverclyde.gov.uk).

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
Call Centre EPC Rating 97 Band F (Copy available on website).



Photo taken July 2016

