



**HURSTWOOD**  
HOLDINGS

# TO LET

99-101  
Dalrymple Street,  
Greenock,  
PA15 1QJ

➤ **Second &  
Third Floors**







# LOCATION

Greenock is located on the West Coast of Scotland approximately 18 miles to the West of Paisley and 27 miles to the West of Glasgow. The property is situated next to Inverclyde Council's HQ and the Oak Mall Shopping Centre in the heart of Greenock Town Centre.



Office Building in the heart of Greenock town centre



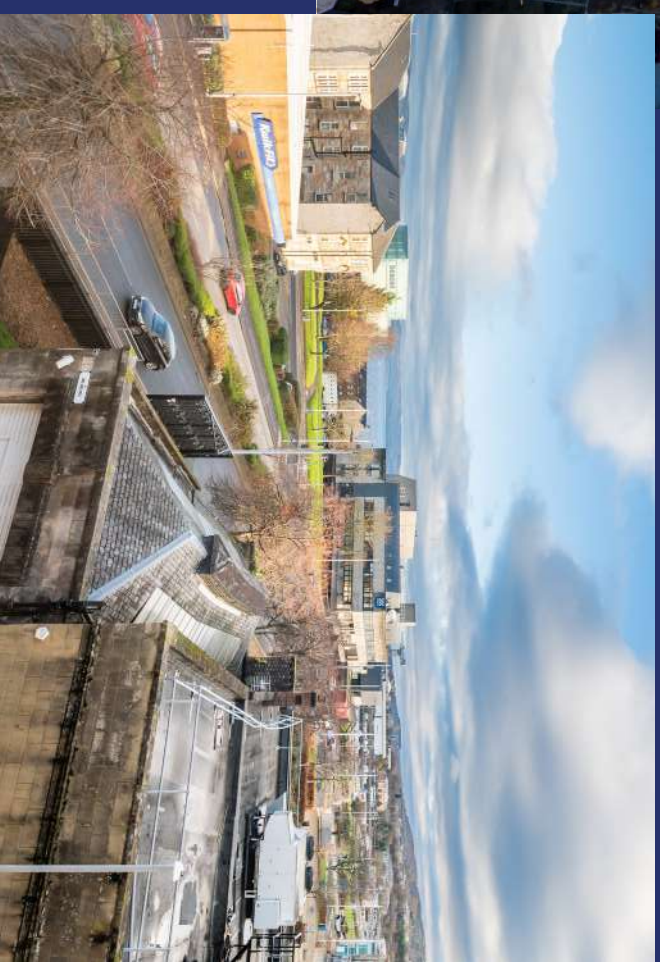
Located next to Inverclyde Council's HQ and the Oak Mall Shopping Centre



May be suitable for alternative uses including gym, leisure etc. (subject to planning)



Also available to let on a floor by floor basis







# THE PROPERTY

The property occupies a prominent position on Dalrymple Street (A8) and the corner of William Street. It is situated less than five minutes' walking distance to the town centre and the Oak Mall Shopping Centre.

Secure car parking is provided at the rear of the property.




## AMENITIES

There are a number of major retailers in Greenock town centre including **Primark**, **Boots** and **Tesco**. The property is surrounded by other civic buildings such as Greenock town hall and the offices of Inverclyde Council.



# GET AROUND



 **Greenock Central** rail station is less than 200 metres south from the subject property. There are a direct and regular rail services westwards to Gourrock and eastwards to Glasgow Central via Paisley Gilmour Street. The property benefits from surrounding bus stops providing access to more than a dozen local bus routes to destinations such as Glasgow, Gourrock, Branchton, Dumoon and Clydebank.



## WITHIN 5 MINUTES WALK OF THE TOWN CENTRE

The town is well connected by road, close to the A8 which links in the M8 to the East providing direct access to Glasgow. Greenock has a residential population in excess of 50,000 and a catchment population of approx. 270,000.

## FACTS & FIGURES

➤ **27 miles**  
to the West  
of Glasgow

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➤ **8 Railway Stations**  
Greenock is Scotland's  
best served town in terms  
of railway stations

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➤ **Shipbuilding**  
Greenock grew from a fishing community  
to become the site of the first dock on  
the Clyde in 1711 and is most famous for  
ships, steam, sugar and being the birth  
place of James Watt

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➤ **Cruise Ships**  
Greenock is the largest cruise  
port in Scotland welcoming over  
85,000 passengers a year

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➤ **Bus routes**  
Greenock is served by a number  
of local bus routes covering the  
majority of Greenock, Gourock  
and Port Glasgow

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➤ **245 FT**  
Victoria Tower

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➤ **Oak Mall**  
Greenock has a number of  
shopping facilities including  
the Oak Mall Shopping Centre

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➤ **Population**  
Greenock has a residential population  
in excess of 50,000 and a catchment  
population of approx. 270,000

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➤ **18 miles**  
to the West  
of Paisley

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# SPACE IS EVERYTHING

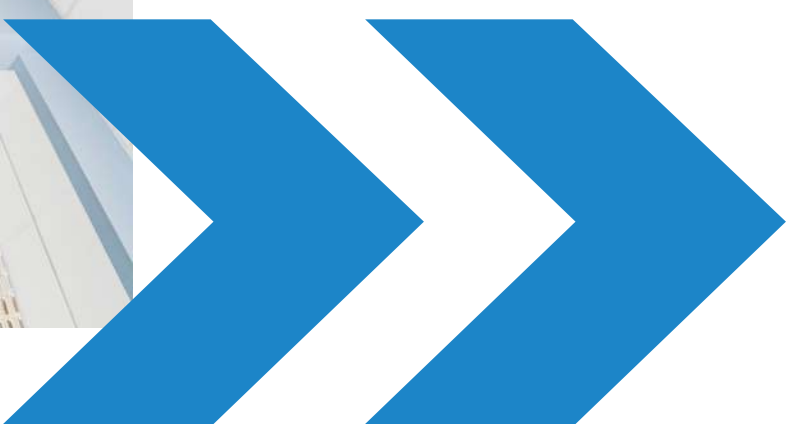


# OPEN PLAN



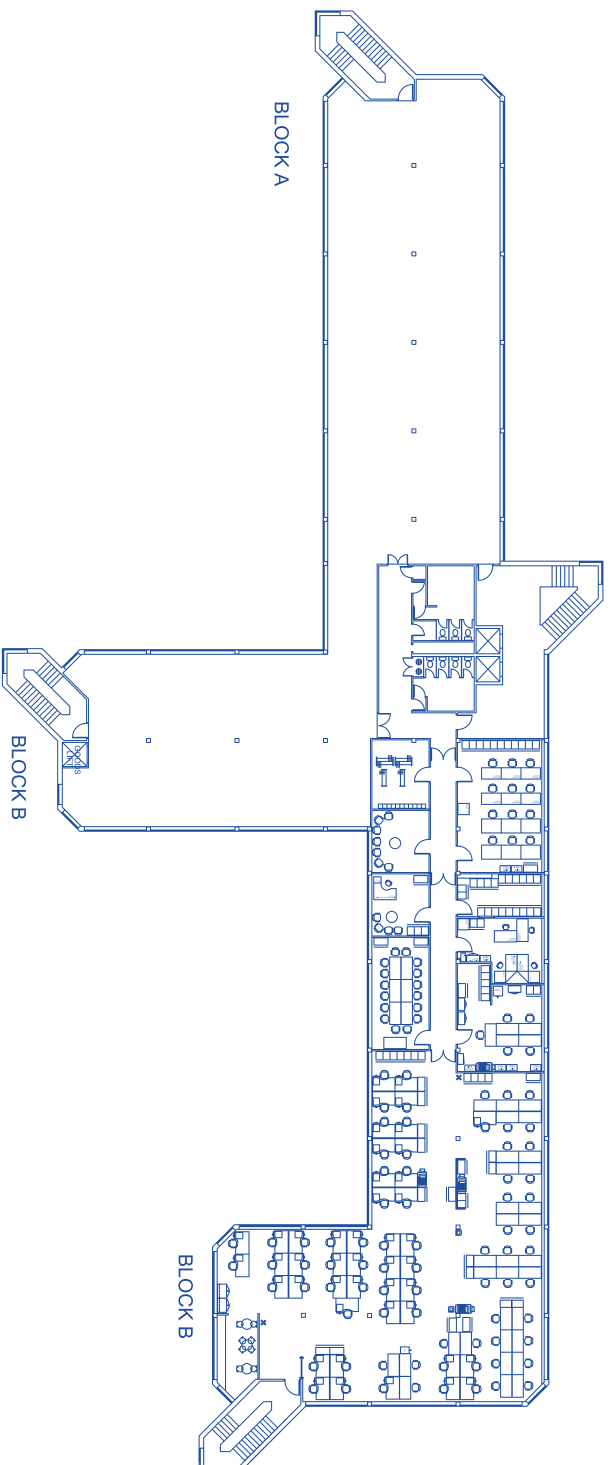


▶ Suspended ceilings with fluorescent lighting units found throughout as well as gas fired central heating.

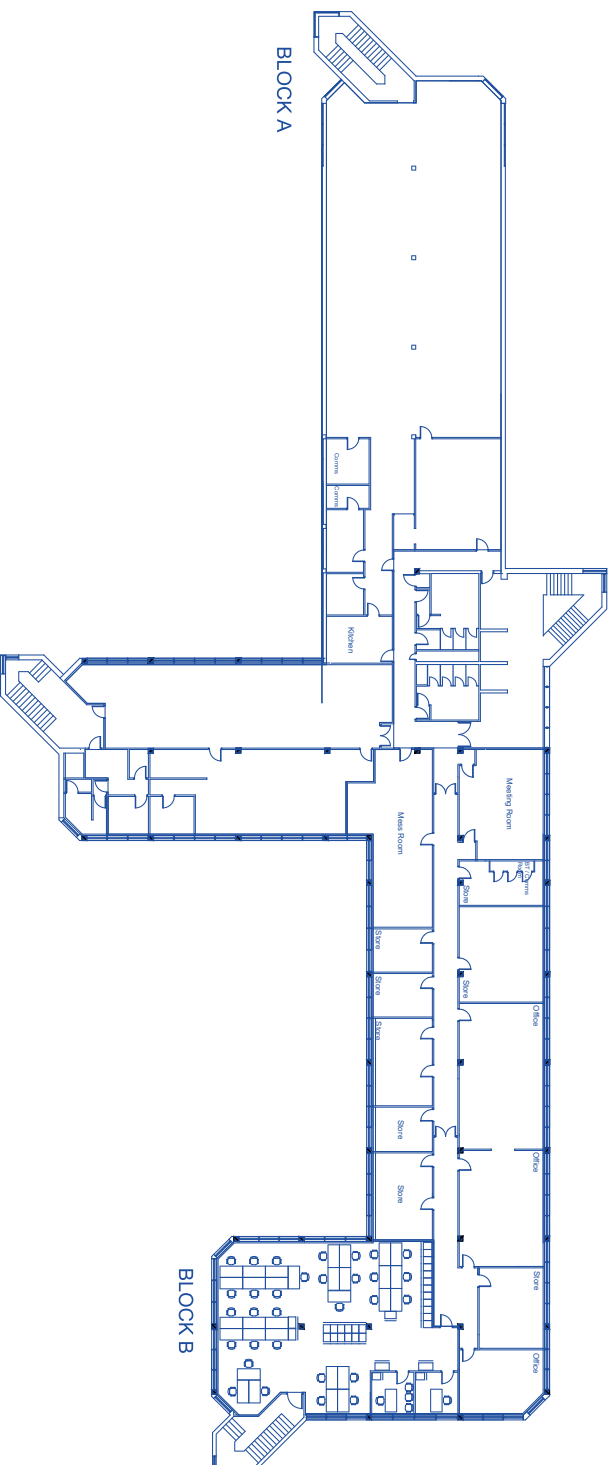




# 2ND FLOOR



# 3RD FLOOR



FLOOR

SQ FT

2ND FLOOR

14,897

3RD FLOOR

15,134

TOTAL

30,031

## FURTHER INFORMATION

### ➤ VAT

The property is elected for VAT

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### ➤ Rateable Value

Interested parties are advised to make their own enquiries with the local council

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### ➤ Planning

All planning queries should be made directly to Inverclyde Council Planning Department on Tel. +44 01475 717 171

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### ➤ EPC

A copy of the EPC certificate is available upon request

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### ➤ Asking Terms

Available on FRI terms in whole or on a floor by floor basis with quoting terms available on request

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### ➤ Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction

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## CONTACT



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