

TO LET - OFFICE

13 GLASGOW ROAD

PAISLEY, PA1 3QS



KEY HIGHLIGHTS

- 781 to 2,420 sq ft
- Suitable for office use / medical / salon / training centre etc
- Convenient public transport links
- Rent start from £10,000 per annum + VAT
- Available as a full townhouse or on a floor by floor basis
- Secure parking to rear plus on- street parking
- Easy M8 motorway access

SUMMARY

Available Size	781 to 2,420 sq ft
Rent	£10 - £12 per sq ft £10/sq ft for full building or £12/sq ft if let on a floor by floor basis.
Rates Payable	£4,359.06 per annum The subjects will require to be re-assessed if let on a floor by floor basis.
Rateable Value	£14,300
Service Charge	£14,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Attractive mid-terraced townhouse office space arranged over lower ground, ground and first floor, available for immediate occupation.

Access is via street level where an attractive glazed entrance provides access to main reception area with an abundance of original features including attractive cornice and glazed cupola allowing for excellent levels of natural daylight.

The accommodation provides a mixture of larger open-plan rooms plus smaller rooms ideas as private offices / meeting rooms / treatment rooms.

WC facilities and kitchen tea-preps are found on each floor.

Gas central heating is provided throughout.

There is secure off-street parking to the rear as well as free on-street parking.

LOCATION

The subjects command a prominent position on the north side of Glasgow Road (A761) on the eastern fringe of Paisley Town Centre just 7 miles west of Glasgow City Centre.

Highly convenient M8 motorway access is available via Junction 27 Renfrew, a short distance north, that connects with the M74 and M77 beyond.

Paisley Gilmour Street Railway Station is a 10 minute walk west where regular services to Glasgow Central Station are provided whilst various bus services operate on Glasgow Road.

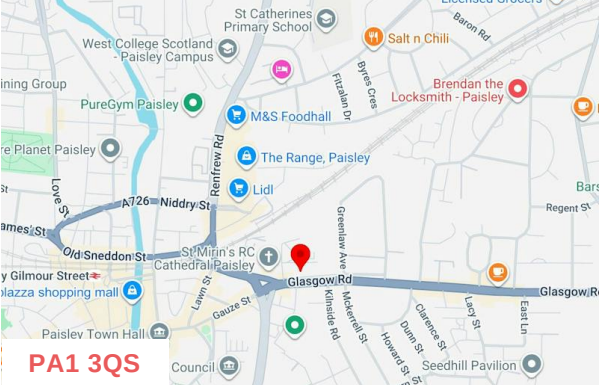
There is immediate access to local shopping and eating amenities.

Neighbouring occupiers include Mirin Medical Practice, Wright & Crawford Solicitors, On Target Fitness, RPL Media, Pattison & Co Solicitors.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	833	77.39	Available
Ground	781	72.56	Available
1st	806	74.88	Available



VIEWING & FURTHER INFORMATION

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