

1

for Transport
for Amenities
for Parking
for Offices

ONE

Smithhills
Street

PIAZZA
PAISLEY

onesmithhills.co.uk

TO LET

ONE

Smithhills
Street PIAZZA
PAISLEY

One Smithhills Street sits above the **Piazza Shopping Centre** in the heart of **Paisley town centre**, immediately adjacent to **Gilmour Street railway station** and **Paisley's main bus station**. Paisley lies immediately south of the **M8 motorway**, less than **10 miles west of Glasgow city centre** and within easy reach of **Glasgow Airport**.



DESCRIPTION

One Smithhills Street offers modern open plan DDA compliant office accommodation over four upper floors, accessed by two passenger lifts from the dedicated ground floor lobby. Other occupiers within the building include NHS, Walker Love and The British Red Cross.

CAR PARK

Dedicated car parking is available within the refurbished Piazza Shopping Centre car park.

SPECIFICATION

- Raised access floors
- Suspended ceilings
- LG3 lighting
- Double glazing
- Dedicated toilets and showers
- Floor to ceiling height of 2.7m
- Kitchen and canteen facility
- Air conditioning

The third floor suite benefits from a high quality fitout, providing a combination of open plan space, private offices, meeting rooms and staff welfare facilities.



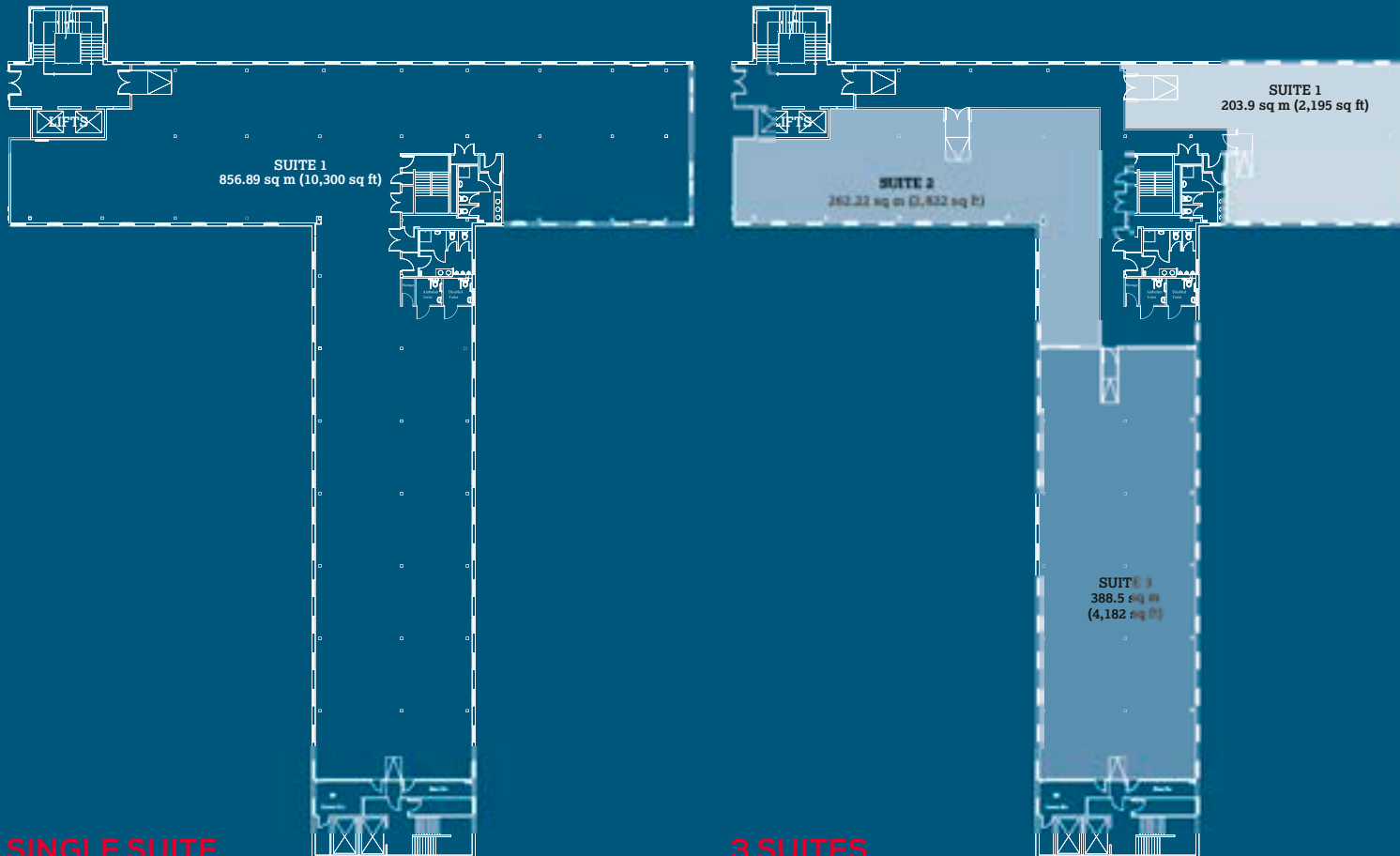
FLOOR AREAS

Suite	Net Internal Area
3rd Floor (South)	956.89 sq m (10,300 sq ft)*

* The floor can be subdivided to provide suites from 203.9 sq m (2195 sq ft).

EPC

The Property has a rating of D+.



**SINGLE SUITE
ONE OCCUPIER**

**3 SUITES
POTENTIAL SPLIT**



ONE Smithhills Street

PIAZZA
PAISLEY



TERMS

The accommodation is available on full repairing and insuring flexible lease terms.

RENT

Upon application.

VAT

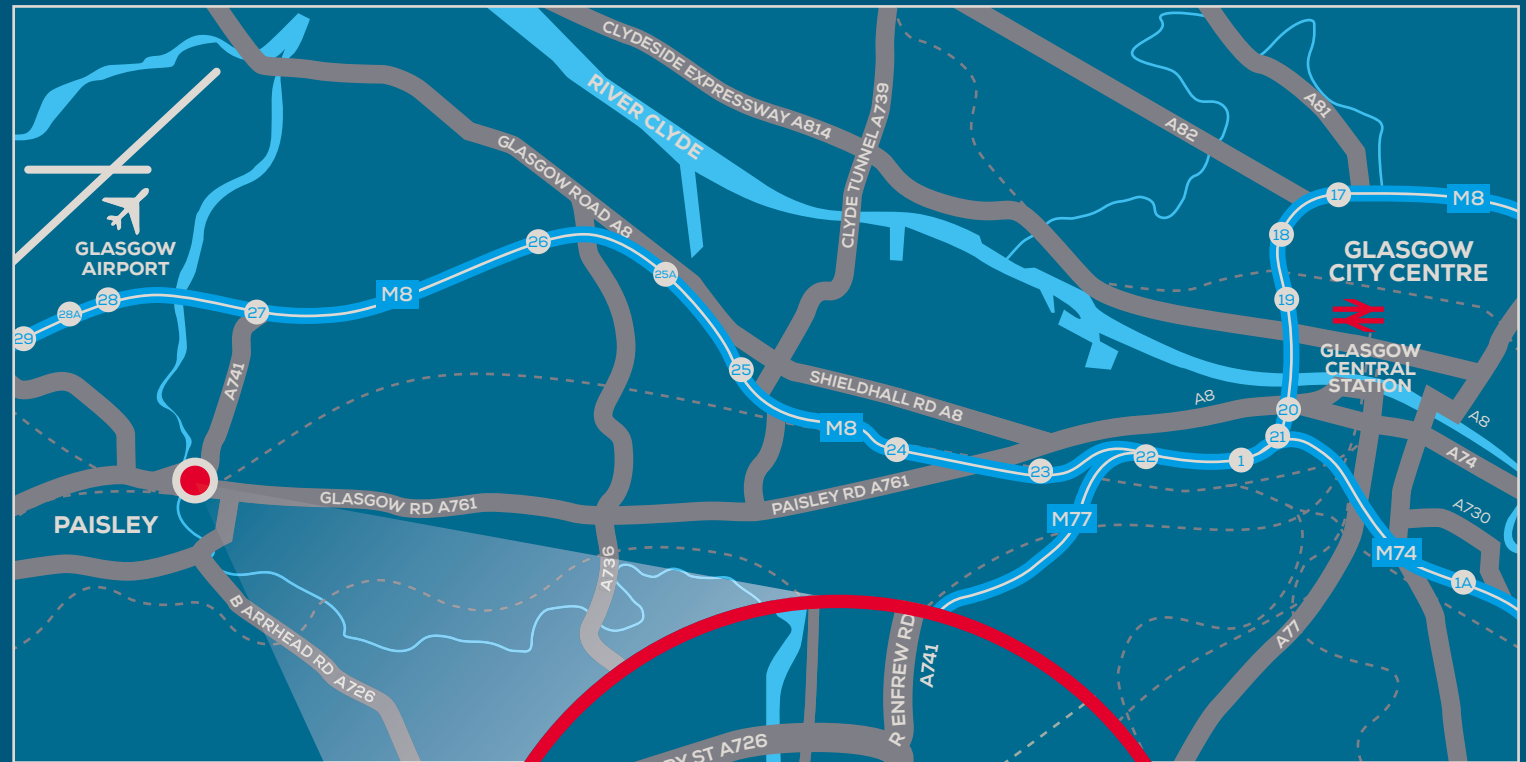
All figures quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION



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