

TO LET / MAY SELL**OFFICE SPACE**

7 Glasgow Road, Paisley, PA1 3QS

- Attractive offices within townhouse building
- Modern open plan extension to rear
- Can be subdivided to suit requirements
- Within Paisley town centre, close to train station
- Close M8 motorway and Glasgow Airport
- Popular terrace set back from main road
- Can be combined with adjacent building
- From 82.51 sq m (888 sq ft) to 738.59 sq m (7,950 sq ft).

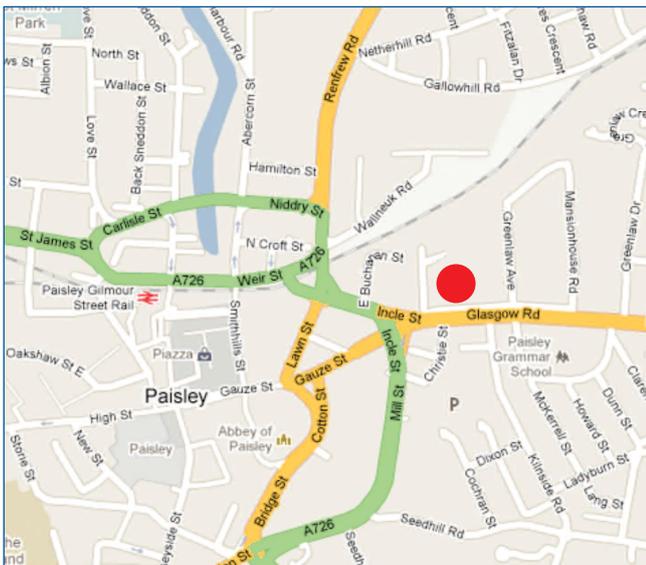
Location

The subjects are located to the north of Glasgow Road, adjacent to Paisley town centre and a short distance east of the main shopping area. Glasgow Road (A761) forms a main arterial route which leads from Paisley town centre to Glasgow, which is located approximately 6 miles to the east.

The subjects benefit from excellent road connections, being approximately 1.5 miles from both the M8 motorway (J27) and Glasgow Airport. Paisley Gilmour Street Station, which links directly to Glasgow Central Station and Ayrshire/Inverclyde is located within 5 minutes walk whilst regular bus services pass along Glasgow Road itself.

The property forms part of a terrace which is characterised by mainly professional companies including accountants, solicitors and surveyors.

Other occupiers in the locality include a number of retail operators, a church and the Lagoon Leisure Centre.



Description

The subjects form an attractive mid terraced townhouse property, constructed of solid sandstone and having a pitched and slated roof. The property has been extended to the rear by a modern building of brick construction having a flat felt roof.

Internally, the property has been arranged over four floors from lower ground to second floor level and provides large reception/waiting area, meeting rooms, a mix of private and open plan offices, kitchen and toilet accommodation. Two large open plan office areas are formed within the extension to the rear.

Whilst the offices retain some of their original features, they have been modernised over a period of time and the decoration is generally good throughout.

Specification

The property is finished to a modern standard which includes:-

- Carpeted floors
- Mix of lighting throughout
- Ornate features retained
- Mix of perimeter trunking and wall mounted sockets
- Toilets located on three floors
- Electric heating
- Full CAT 5 cabling

Accommodation/areas

From sizes taken at the time of our inspection, we calculate the subjects extend to the accommodation outlined below:

Lower ground floor:	146.71 sq m	(1,579 sq ft)
Ground floor:	192.86 sq m	(2,076 sq ft)
First floor:	82.51 sq m	(888 sq ft)
Second/attic floor:	27.74 sq m	(299 sq ft)

TOTAL: 449.82 sq m (4,842 sq ft)

Whilst our client's preference is for a single letting of the entire property, they would consider lettings on a floor by floor basis.

The property is interconnected with the adjacent building at No 5 Glasgow Road which extends to 288.77 sq m (3,108 sq ft). The two buildings combined can therefore provide accommodation which extends to a total of 738.59 sq m (7,950 sq ft).

Parking

Un-metered on-street parking is available in the terrace and there is ample free parking to the rear of the property.

Lease Terms

Our clients hold a lease until February 2017. The current passing rent is £52,000pa. Flexible terms are available to ingoing tenants, for part of, or all of the accommodation.

Incentives

Generous incentives are available dependent on lease length and covenant strength of the ingoing tenant, further details are available via the Sole Agent.

Purchase

Interested parties may have the option to purchase the property; full details are available via the Sole Agent.

Rating

The subjects are currently assessed under a single entry with the adjacent building at No 5 Glasgow Road, as detailed below:

Rateable Value: £73,000

Unless both buildings are occupied as an entity, re-assessment of the above figure will be required.

The current Uniform Business Rate is 42.6p in the pound (2011/12).

Depending on the space taken by an ingoing tenant, discounts may be available under the Small Business Bonus Scheme; further details are available upon request.

Legal Costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

VAT

We understand that the rent is not subject to VAT.

Viewing and further information

Strictly through the Sole Agents

Thomson Property Consultants
South Lodge
Pollok Estate
Glasgow G43 1AU

Tel: 0141 530 5321

Fax: 07006 037140

Contact: Eric Thomson

Email: eric@thomsonproperty.co.uk

Mob: 07973 942489

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