



To Let

Refurbished Suites Available

Phoenix Business Park, Linwood, PA1 2BH

- Modern two storey stand-alone office pavilions
- Excellent car parking provision
- Abundance of surrounding amenities
- Strategically located alongside the Phoenix
- Suites available from 2,402 sq ft



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Location

Phoenix Business Park is ideally located within the Phoenix, one of Scotland's largest mixed-use developments. The Park sits just two miles south-west of Junction 29 of the M8 Motorway, accessible via the A737.

Glasgow International Airport is located approximately 3 miles north-east of the park whilst Paisley Town Centre is located 3 miles west of the park. Glasgow City Centre is accessed via the M8 Motorway being located 12 miles east of Phoenix Business Park.

Description

Phoenix Business Park offers high quality office accommodation across three, two storey office pavilions. Internally, the pavilions provide bright, modern open plan office suites.

The Park sits within a well landscaped setting and is surrounded by a wide range of amenities. There is also an excellent provision of on-site tenant car parking, offered at a ratio of 1 space per 235 sq ft.

Specification

The accommodation benefits from the following specification:-

- Suspended ceilings incorporating LG7 lighting
- Raised access flooring
- Gas central heating
- Dedicated kitchenette facilities
- Disabled person access
- High quality male and female toilets
- Comfort cooling (Trojan House)
- Shower facilities (Phoenix & Chiron House)

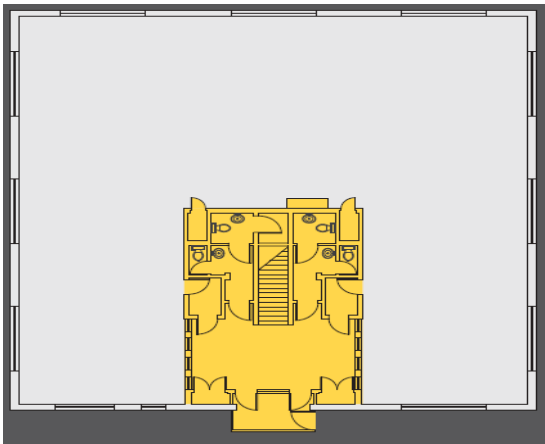
Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition). The following suites are currently available, measured on a net internal basis:

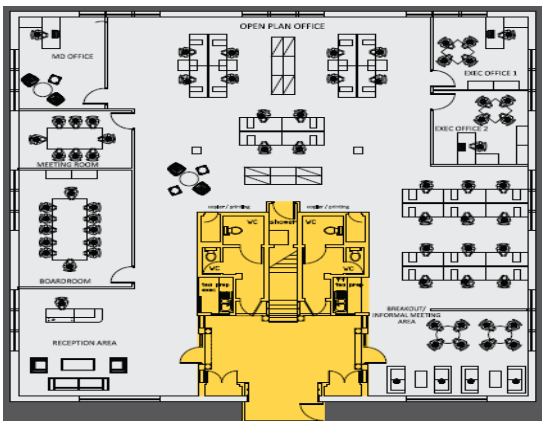
Area	Sq Ft
Chiron House (1 st Floor)	4,694
Chiron House (Ground Floor)	4,291
Phoenix House (Ground Floor Left)	2,402
Trojan House (Ground Floor Right)	2,498
TOTAL	13,885

Floorplans

Typical Floorplan:



Indicative Space Plan:



Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice.

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Lease Terms

The suites are available on a new FRI lease on terms to be agreed.

Local Authority Rates

We understand the suites have been assessed as follows:

Chiron House (Ground & First Floors)	£73,000
Phoenix House (Ground Floor Left)	£19,750
Trojan House (Ground Floor Right)	£20,500

The current Uniform Business Rate is £0.49.

Interested parties should contact Renfrewshire Council Assessors Department for further information.

Legal Costs

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

VAT

All prices are quoted exclusive of VAT. VAT will be payable at the prevailing rate.

Viewing & Further Information

Contact the letting agents:

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