







OFFICES To Let

 **1a & 1b School Wynd,
Paisley, PA1 2DB**

-  **Town Centre location**
-  **Self contained space**
-  **24 hour access**
-  **Well presented offices**
-  **Rates exemption potential**

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Viewing strictly by appointment with the sole letting agents. Call

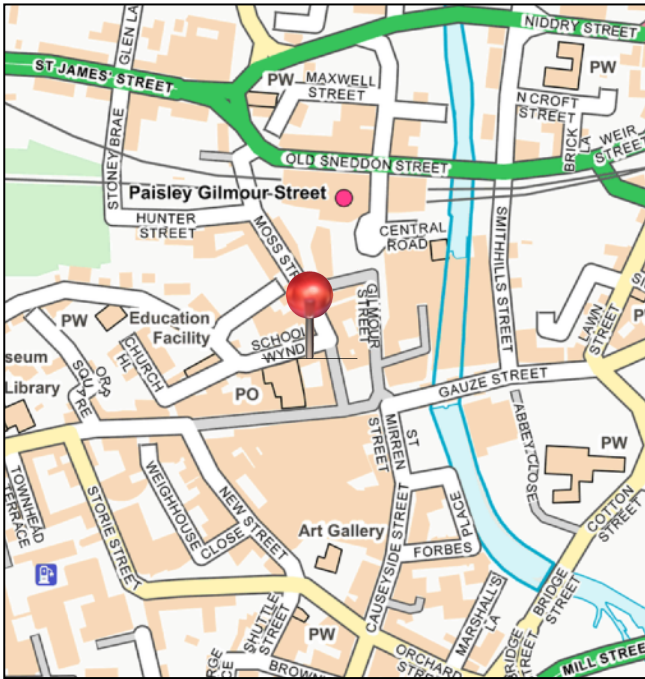
0141 291 5786



Location

Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible via the M8 Motorway. The town is within close proximity of Glasgow International Airport.

The property is located on the south side of School Wynd, close to its junction with Moss Street. Paisley Gilmour Street Railway Station is within short walking distance, as is access to local bus routes. Surrounding occupiers include Bank of Scotland, WHSmith and Greggs.



Description

The property comprises a traditional masonry building with retail space on ground floor and office accommodation on the three upper floors.

The subjects comprise self-contained offices on the second and third floors. The stairwell to the offices is accessed via twin recessed glazed pedestrian doors. Internally, each office is square in shape, both with carpeted floors, plaster/paint walls and suspended tile ceilings which incorporate fluorescent strip lighting. Each office benefits from staff welfare facilities and gas central heating.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Second	Office space	134.73	1450
Third	Office space	136.18	1466

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

Lease Terms

Each office is available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £8,750 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	Office 1a - £8,400 Office 1b - £7,100
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

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