

2ND & 3RD FLOOR OFFICES

kirkstone

1B School Wynd, Paisley, PA1 2DB
Second and third floor offices to let in Paisley town centre

Summary

Tenure	To Let
Available Size	1,450 to 2,916 sq ft / 134.71 to 270.91 sq m
Rent	£8,750 - £17,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

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

1B School Wynd, Paisley, PA1 2DB

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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,450	134.71	Available
3rd	1,466	136.20	Available
Total	2,916	270.91	

Offers

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.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of;

Office 1a - £8,400

Office 1b - £7,100

EPC

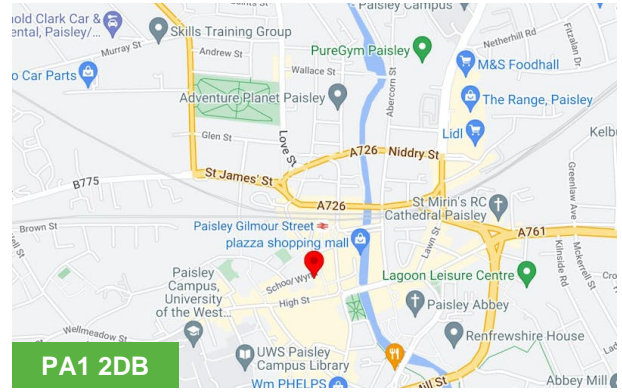
A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

The subjects are elected for VAT, therefore, VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information



Shahzad Shaffi

0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com