TO LET - OFFICE

UNIT 1 & 2 RASHIELEE BUSINESS CENTRE

RASHIELEE AVENUE, ERSKINE, PA8 6HA

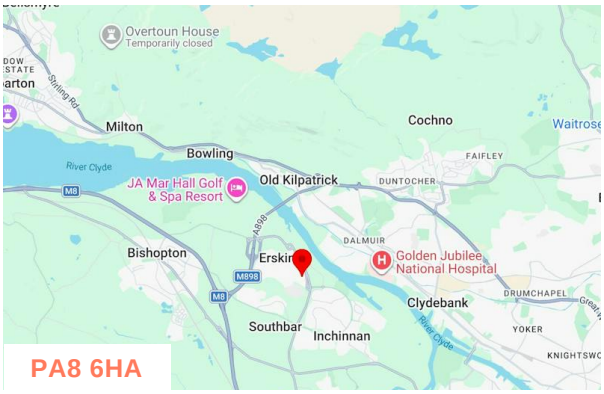


KEY HIGHLIGHTS

- 1,256 to 3,239 sq ft
- Flexible Space suitable for a variety of business types.
- On-site Parking.
- Qualifies for 100% rates relief.
- Fully refurbished accommodation within landscaped grounds.
- Excellent easily accessible location.
- Not VAT elected.
- Air to Air heating system / low energy consumption.

SUMMARY

Available Size	1,256 to 3,239 sq ft
Rent	£16,950 - £26,770 per annum
Business Rates	Qualifies for 100%rates relief
Service Charge	The tenant shall pay a share of the upkeep of the common parts of the building and grounds.
Car Parking	There is car parking to the front of the building for 9 cars.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B









DESCRIPTION

The property comprises a single storey building of blockwork construction under a pitched and profile sheet covered roof. The subjects effectively provide two self contained office properties, though can also be let to a single occupier, with each office having it's own dedicated entrance. Unit 1 benefits from a glazed reception entrance and is arranged in a cellular configuration providing various offices / meeting rooms, stores, a kitchen and accessible toilets. Unit 2 is smaller and is arranged to provide a mix of offices / rooms suitable for various functions, together with storage and an accessible toilet suite. Internal finishes include a mix of carpet, vinyl and painted concrete finishes. The walls are plaster and blockwork, all newly decorated. There is a new suspended ceiling incorporating LED lighting throughout. The premises have been fully rewired and benefit from a new air source heat pump for heating and cooling, which shall significantly reduce a tenants heating charges.

There is car parking to the front of the building for 9 cars.

LOCATION

The property is located in Erskine which lies on the south side of the River Clyde, adjacent to the Erskine Bridge and around 15 miles west of Glasgow. The property is centrally situated in the town, close to Park Mains High School and Bridgewater Shopping Centre, and has excellent road connections to the Erskine Bridge and beyond to the M8 motorway network or over the River to north Glasgow and Dumbarton.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	1,983	184.23	Available
Ground - Unit 2	1,256	116.69	Available

RENTS/ TERMS

Unit 1: £26,770 pa exclusive of VAT
Unit 2: £16,950 pa exclusive of VAT
The premises are available on new full repairing and insuring leases.

BUSINESS RATES

Unit 1: £10,500
Unit 2: £7,500
Both offices qualify for 100% rates relief under the Small Business Bonus Scheme.

VIEWING & FURTHER INFORMATION

Emma Erunlu

0141 556 1222
emma@lapsleymcmanus.com

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