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TO LET

Gym, Office

1B SCHOOL WYND, PAISLEY, PA1 2DB

Second and third floor offices to let in Paisley town centre

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



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LOCATION

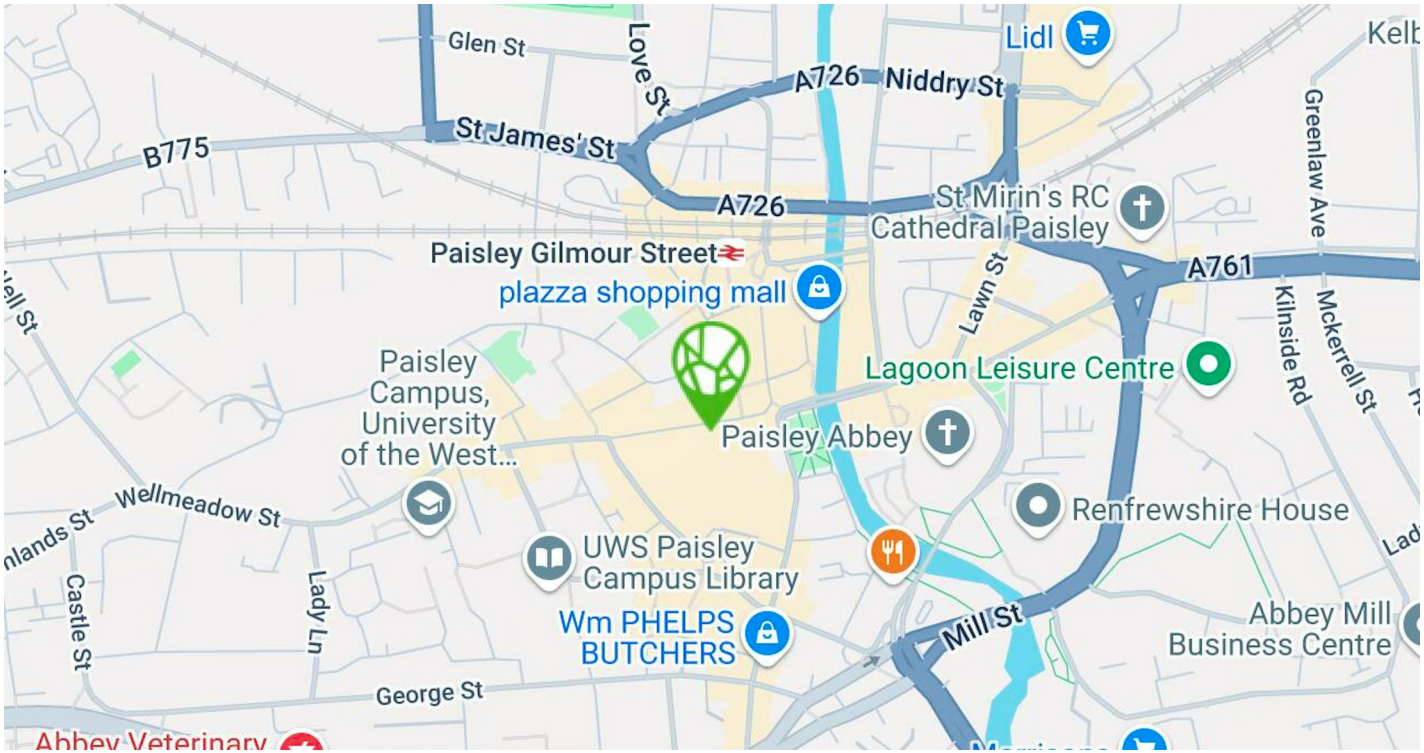
Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible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





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FIRE
EXIT







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ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
2nd	1,450	134.71
3rd	1,466	136.20
Total	2,916	270.91

OFFERS

Each office is available to lease on full repairing and insuring basis, for a term to be agreed, from a rent of £4,950 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.

RENT

£4,950 - £9,900 per annum

VAT

Applicable. Payable on the rent and service charge.

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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