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TO LET

Office

35 MOSS STREET, PAISLEY, PA1 1DL

First floor offices to let in Paisley town centre

- First floor offices
- Town centre location
- Available entirely or in part
- Adjacent to train station
- Private parking
- No VAT on rent

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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.

The property is located at the northern end of Moss Street adjacent to it's junction with Hunter Street, a short distance from Paisley town centre. The property is convenient to the Paisley one way system providing links to the M8 motorway and Glasgow International Airport. In addition, Gilmour Street railway station is within convenient walking distance. Surrounding occupiers include Cochran Dickie Estate Agents, Summits Outdoor and JD Wetherspoon.

DESCRIPTION

The property comprises a mixed use building of traditional construction arranged over three floors with retail accommodation on the ground floor and offices above. The roof is pitched and covered in tiles. The rear section of the property is arranged over 2 floors and has a flat roof. There is an off street private car park that can accommodate around 6 cars.

The first and second floors have a range of office sizes and are accessed via stairwell from the Hunter Street entrance. The floor throughout is of concrete and is covered in carpet and laminate. The walls are covered in plaster/paint and the ceilings are of suspended tile which incorporate fluorescent strip lighting. Welfare facilities are on each floor.

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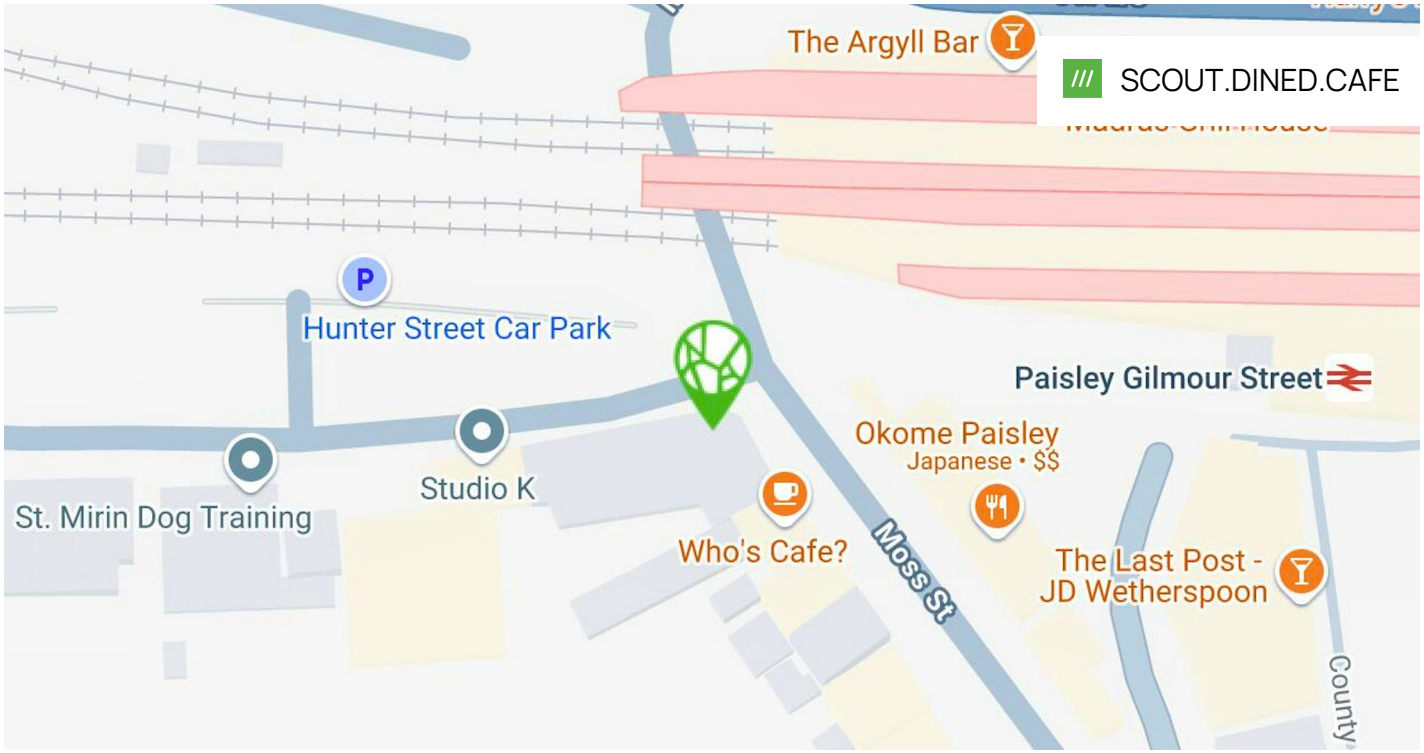

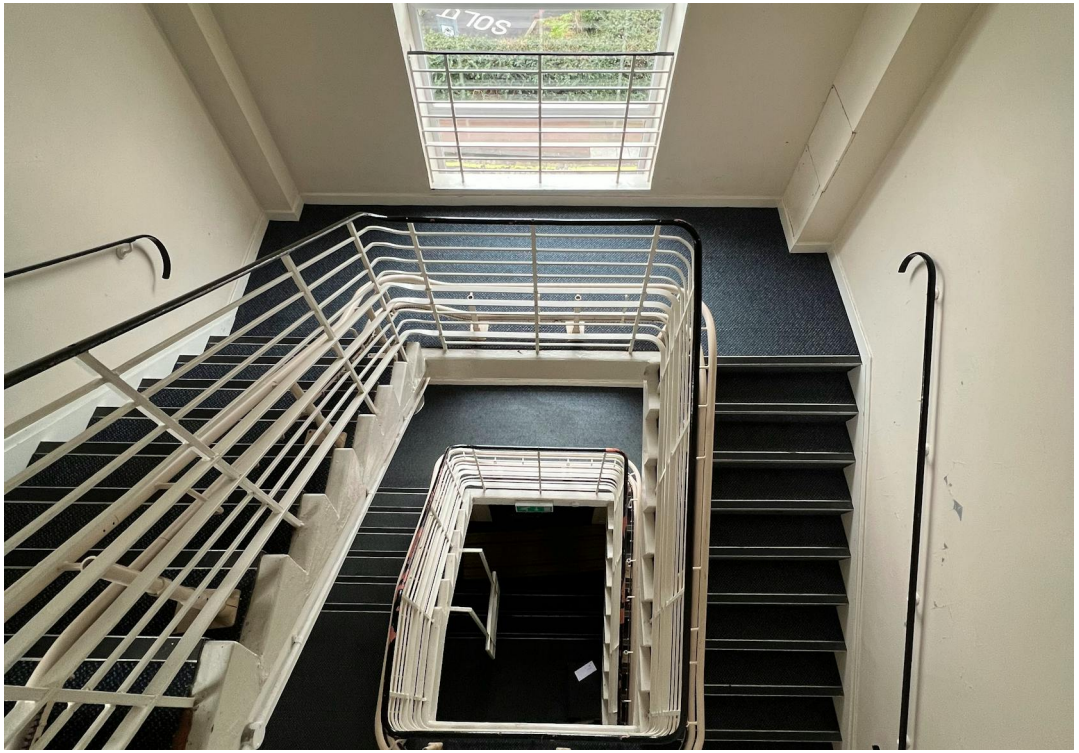

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
1st	8 Rooms	2,041	189.62

LEASE TERMS

The subjects are available to lease entirely at a rent of £16,950 per annum or in part from £1,800 per annum on an internal repairing and insuring basis. Full quoting terms are available upon request.

SERVICE CHARGE

The current service charge rate is £2.50 psf inclusive of building insurance.

RATEABLE VALUE

To be reassessed.

EPC

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

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

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