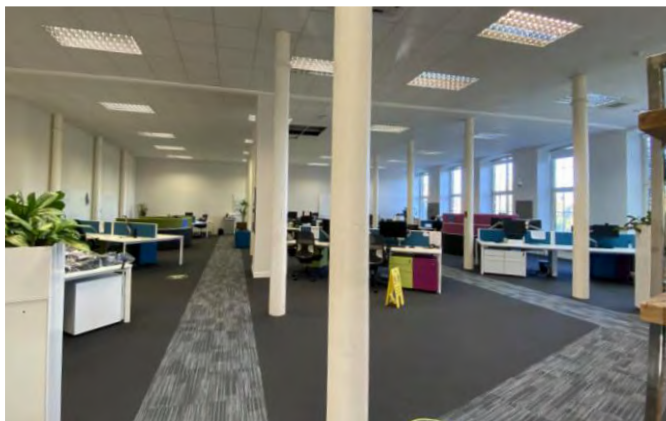




To Let – Studios 1 – 4, 1st Floor, Anchor One, Thread Street, Paisley, PA1 1JR

AVAILABLE FROM 1,346 – 9,717 SQ FT – WITH UP TO 40 DEDICATED CAR PARKING SPACES





LOCATION

- Anchor One is located in Paisley, Scotland's largest town, on the south eastern edge of the town centre.
- Accessed via Lonend (A726) servicing Paisley to Glasgow International Airport immediately north and Glasgow city centre 10 miles west via the M8 Motorway.
- Occupies a prominent position on Anchor Mills overlooking the White Cart river.
- Principal bus route.
- 10 minute walk to Paisley Canal railway station.
- Nearby amenities include Morrisons, SPAR and numerous pubs & cafes on Causeyside Street.

DESCRIPTION

The subjects comprise four contemporary office suites on the first floor of Anchor One, a former Victorian textile mill building.

There are 40 dedicated car parking spaces available to the full demise.

A secure door entry system gives access to the building where a passenger lift and staircase provide access to upper floors. Internally the suites benefit from;

- Dedicated secure entry directly to Studio 1.
- Contemporary existing fit-out.
- Excellent natural daylight.
- Suspended ceiling.
- Raised flooring.
- Secure door intercom system.
- Electric heating.
- Shared male and female WC and shower facilities.
- Access to central atrium.
- Secure internal and external car parks.
- Existing meeting rooms.

SCHEDULE OF ACCOMMODATION

Description	Area (sq m)	Area (sq ft)
Studio 1	435.6	4,689
Studio 2	203	2,186
Studio 3	125	1,346
Studio 4	139.1	1,497
Total NIA	902.69	9,717

BUSINESS RATES

Studio 1	£43,000
Studio 2	£19,500
Studio 3	£12,000
Studio 4	£13,250

EPC

Available upon request.

VIEWING

By appointment through the agents, Newmark LLP.

TERMS

The subjects are available in whole or part on flexible FRI terms with quoting information available on request.

CONTACT

Ronan Ross

Tel. +44 (0)141 227 2387
Ronan.Ross@nmrk.com



NEWMARK

NMRK.COM/EN-GB

DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

- No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
- No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs,

videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

- Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
- Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued January 2025.