

TO LET

FIRST FLOOR OFFICE SUITE

CEF BRANCH UNAFFECTED

39 UNDERWOOD ROAD, PAISLEY, PA3 1TQ

- Self-contained office suite with secure entrance foyer.
- Excellent condition with fresh decoration and fittings.
- Dedicated on-site car parking.
- Immediate access to the M8 via the A726.
- Walking distance from Paisley Gilmour Street rail station.

**MONTAGU
EVANS** 


CHECKLEYS

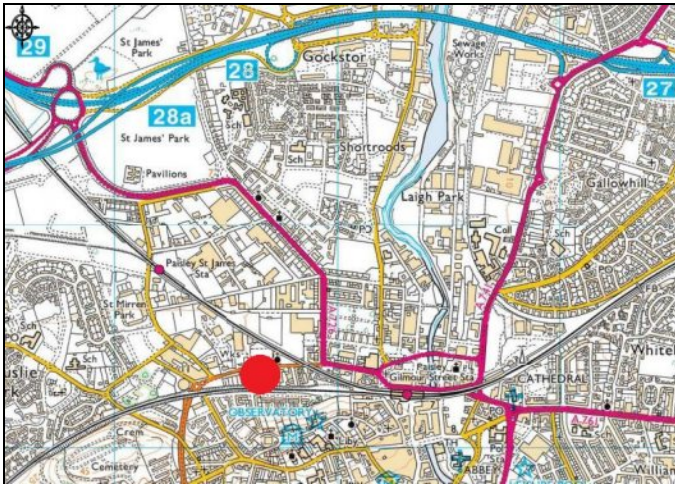


LOCATION

Paisley is the largest town in Scotland with a population of around 77,000. It lies approximately 7 miles to the West of Glasgow city centre.

The subject premises are located on the busy Underwood Road, which is located close to Paisley town centre. The area is a well-established trade/industrial location supported by excellent road links to the nearby M8 via the A726 and A737.

Nearby occupiers include City Electrical Factors, Crown Decorator Centre and Plumbase. St Mirren FC'S Paisley 2021 Stadium is also located nearby.



DESCRIPTION

The subject premises comprise a first floor office suite situated above City Electrical Factors' trade counter warehouse. The suite is owned by CEF but is surplus. A dedicated entrance foyer to the first floor is provided to the front of the building. The entrance door is secured by an automatic roller shutter. Windows are double glazed.

Internally the premises are laid out to provide three office rooms, two WC's and a kitchen. The offices are fitted with carpeting, suspended ceilings with recessed spotlights, air conditioning, electric convector heaters, fire and security alarm systems. They are in good decorative order allowing early occupation. Dedicated car parking is available.

ACCOMMODATION

We measure that the premises provide the following approximate floor areas:

Gross Internal Area: 1,118 sq ft
Net Internal Area: 996 sq ft

LEASE TERMS

The premises are available to let on lease terms to be agreed.

Rental offers in excess of £10,000 per annum exclusive are invited.

RATEABLE VALUE

The premises will require to be assessed separately for rates upon occupation.

Any enquiries in this regard should be directed to Renfrewshire Joint Valuation Board.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed with an Energy Rating of Band 'F'.

A copy of the EPC is available to interested parties on request.

VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

LEGAL COSTS

Each party is to bear their own costs incurred in any transaction. Tenant to be responsible for LBTT.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents:

Steven McDonald
Tel: 0141 204 2090

steven.mcdonald@montagu-evans.co.uk

Mohammed Qamar
Tel: 0141 204 2090

mohammed.qamar@montagu-evans.co.uk

Adam Checkley
Tel: 0121 456 4477
adam.checkley@checkleys.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991

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2. Date of Publication – March 2017.

0141 204 2090

302 St Vincent Street, Glasgow, G2 5RU Fax: 0141 221 8441

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