

TO LET VIGILANT HOUSE || INCHINNAN ROAD || PAISLEY || PA3 2RE

**OFFICES WITH SECURE STORAGE/PARKING
ADJACENT TO GLASGOW AIRPORT
RENTS FROM £5.00 PSF**

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- Flexible lease terms available
 - Modern self-contained office pavilion
 - Security controlled access
 - 2,000 - 9,408 sq ft (185.90 - 874.03 sq m)
 - 16 garages available for cars/other storage uses
 - 1:294 sq ft parking ratio
 - Excellent access to Glasgow Airport

TO LET

VIGILANT HOUSE

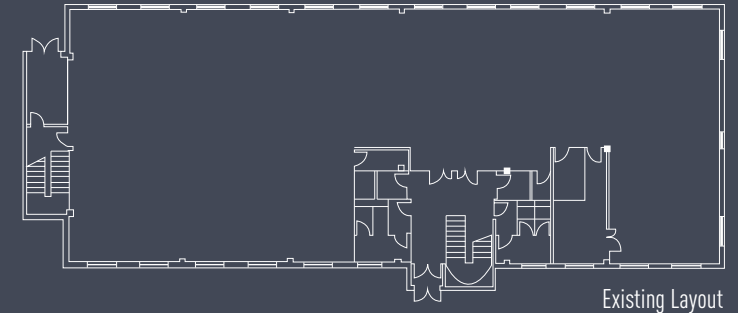
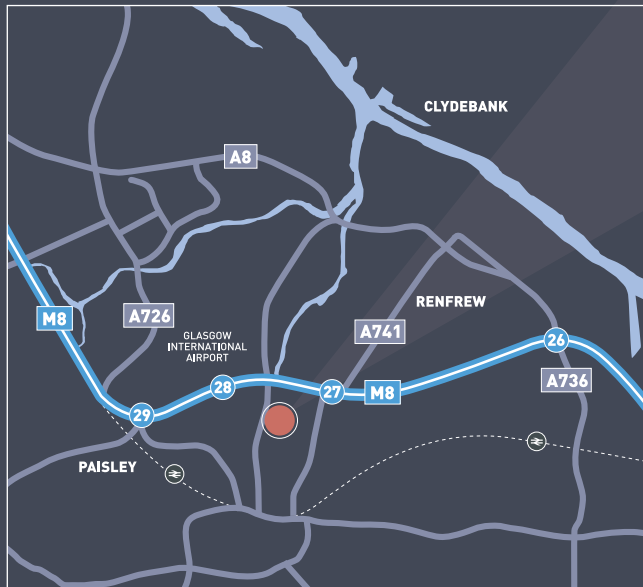
INCHINNAN ROAD

PAISLEY || PA3 2RE

LOCATION

Vigilant House is located on Inchinnan Road within the Glasgow Airlink Industrial Estate just a few minutes walk from Glasgow Airport. It offers immediate access to the M8 Motorway which connects to the M80/M9 (north) and M74/M77 (south).

Inchinnan Road is a main arterial route providing easy access by car and public transport to shopping facilities in both Paisley and Renfrew town centres as well as Braehead Shopping Centre and Soar Leisure.



AREA

First	4,703 sq ft	436.92 sq m
Ground	4,705 sq ft	437.11 sq m
Total	9,408 sq ft	874.03 sq m

Each floor is sub-divisible from 2,000 sq ft.

DESCRIPTION

Vigilant House provides predominantly open plan office accommodation over two floors. The specification includes:

- Generous reception area
- LG3 lighting
- Raised access flooring and floor boxes
- Male and female toilets on each floor
- Shower facilities
- Fully fitted kitchen
- Disabled WC on ground floor
- Ample surface car parking
- 16 secure garaged spaces
- 16 surface parking spaces

LEASE TERMS

The property is available on flexible lease terms at rents starting from £5.00 per sq ft.

EPC

The Energy Performance Certificate rating is D.

FURTHER INFORMATION

For further information or an appointment to view please contact:

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