

TO LET

VIGILANT HOUSE INCHINNAN ROAD PAISLEY || PA3 2RE



MARCHFIELD AVENUE



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.



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

FULLERTON STREE

- Male and female toilets on each floor
- Shower facilities

- Fully fitted kitchen
- Disabled WC on ground floor

VIGILANT HOUSE

- Ample surface car parking
- 16 secure garaged spaces
- 16 surface parking spaces

FURTHER INFORMATION

First

Ground **Total**

For further information or an appointment to view please contact:

436.92 sq m

437.11 sa m

874.03 sq m

Michael Facenna 0141 305 6383 michael.facenna@avisonyoung.com

4,703 sq ft

4.705 sa ft

9,408 sq ft

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

Audrey Dobson 0141 225 5703 audrey@reithlambert.co.uk Existing Layout





LEASE TERMS

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

EP

The Energy Performance Certificate rating is D.

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