

WESTPOINT BUSINESS PARK BY GLASGOW AIRPORT PAISLEY



BUILDING THREE - FIRST FLOOR OFFICE SUITE LEASE AVAILABLE



**4 Marchfield Drive
PA3 2RB**



- High quality self-contained office suite
- 11 dedicated parking spaces
- Net internal area of 247.48 sq m (2,664 sq ft)
- Good quality fit-out in-situ – fully furnished
- Available for sub-let, assignation or potentially on a new lease

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Location

The subject property is conveniently located close to Glasgow International Airport within the popular Westpoint Business Park. It is accessed from Inchinnan Road with Junction 28 of the M8 nearby. The entrance to the estate is via controlled barrier access from Marchfield Avenue.

Regular local bus services run along Inchinnan Road providing convenient access to central Paisley including Gilmour Street Train Station and regular services run between the nearby airport and Glasgow city centre. It takes approximately 15 minutes to drive to Glasgow city centre.

Description

The property comprises a self-contained office suite forming the first floor of Building Three within Westpoint Business Park. The suite is primarily open plan with three private offices and a boardroom. There is also a staff kitchen area with seating for at least 8 people. There is raised access flooring and LG7 lighting.

The offices have excellent natural daylight provision with windows on all sides.

The current furniture / IT layout provides for 24 open plan desk spaces plus three individual offices / meeting rooms in addition to the boardroom which caters comfortably for 10 people.

There are male, female and disable WC's plus a passenger lift from the ground floor.

Access is electronically controlled via a key card and an intercom system from the secure ground floor entrance.

The building sits within attractive landscaped grounds and 11 dedicated car parking spaces come with the suite.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of:

247.48 sq m (2,664 sq ft)

Terms

The subjects are held on a lease expiring on 2nd August 2020 with a passing rental of £31,392 + VAT per annum inclusive of parking. There are no outstanding or rent reviews due during the remaining term.

Our clients are seeking to assign or sub-lease their interest. Alternatively, there may be potential to enter in to a new lease directly with the Landlord by agreement. The high quality office furniture can be made available if of interest to a new occupier.

Rateable Value

The subjects are entered in the 2017 Valuation Roll as follows:

Office	£29,500
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The UBR for the year 2017/18 is set at £0.466 which equates to rates payable of approximately £13,747.

EPC – Available upon request.

Viewing

By appointment through sole agents, Gerald Eve LLP.

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