



FOR SALE

TRAINING CENTRE COMBINATION OF OFFICES AND INDUSTRIAL SPACE

Laighcartside Street, Johnstone, PA5 8DB

Former training centre with industrial building/workshop space and offices.

Single storey accommodation of approximately 1,189.9 sq.m. (12,808 sq.ft.).

Close to all town centre amenities.

Good ancillary parking facilities.

Potential to sub-divide into separate office and industrial space.

Offers in excess of £200,000 are invited.

LOCATION

The property is on the west side of Laighcartside Street at its corner with Gas Street a short distance north of Johnstone town centre. The property is also a short distance from the A737, which connects onto the M8 motorway. Johnstone town centre is well served by bus and rail services, and the property is within easy walking distance of these.

The immediate vicinity is of mix residential and industrial/commercial uses with W.H. Malcolm being one of the notable occupiers in close proximity.

DESCRIPTION

The subjects comprise extensive office/training accommodation with ancillary industrial space all within a single storey building.

Internally, the property provides a number of sub-divided office /training rooms, largely to the front, along with the industrial section to the rear. There is a central open courtyard providing good natural lighting to the premises and the subjects have full gas central heating. There is a pedestrian access to the office and reception area off Laighcartside Street where there is good ancillary parking facilities.

Vehicular servicing to the industrial/workshop space is from a roller shutter door at Gas Street.

FLOOR AREA

From measurements taken on site we calculate that the property has a Gross Internal area of 1,189.9 sq.m. (12,808 sq.ft.),an indicative floor layout plan can be provided upon request.

RATES

Reference to the Assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £20,600.

Please note that a new occupier has the right to appeal the current assessment.

PRICE

Our clients are seeking offers in excess of £200,000 for the sale of their heritable interest.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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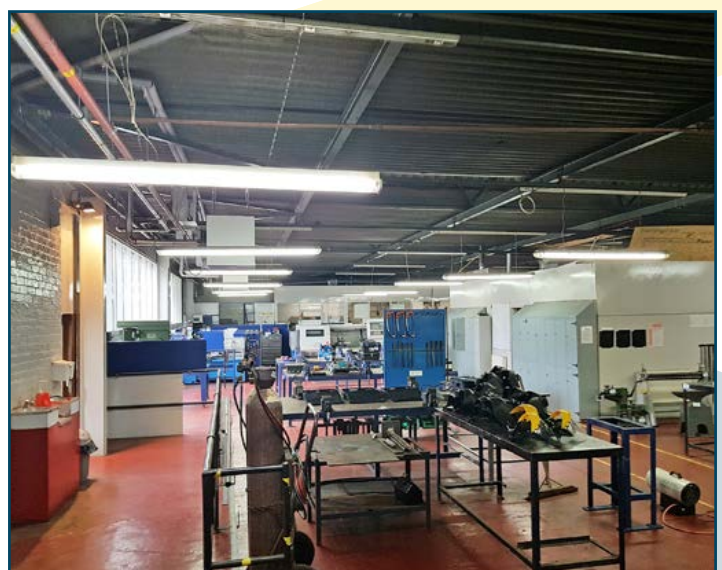
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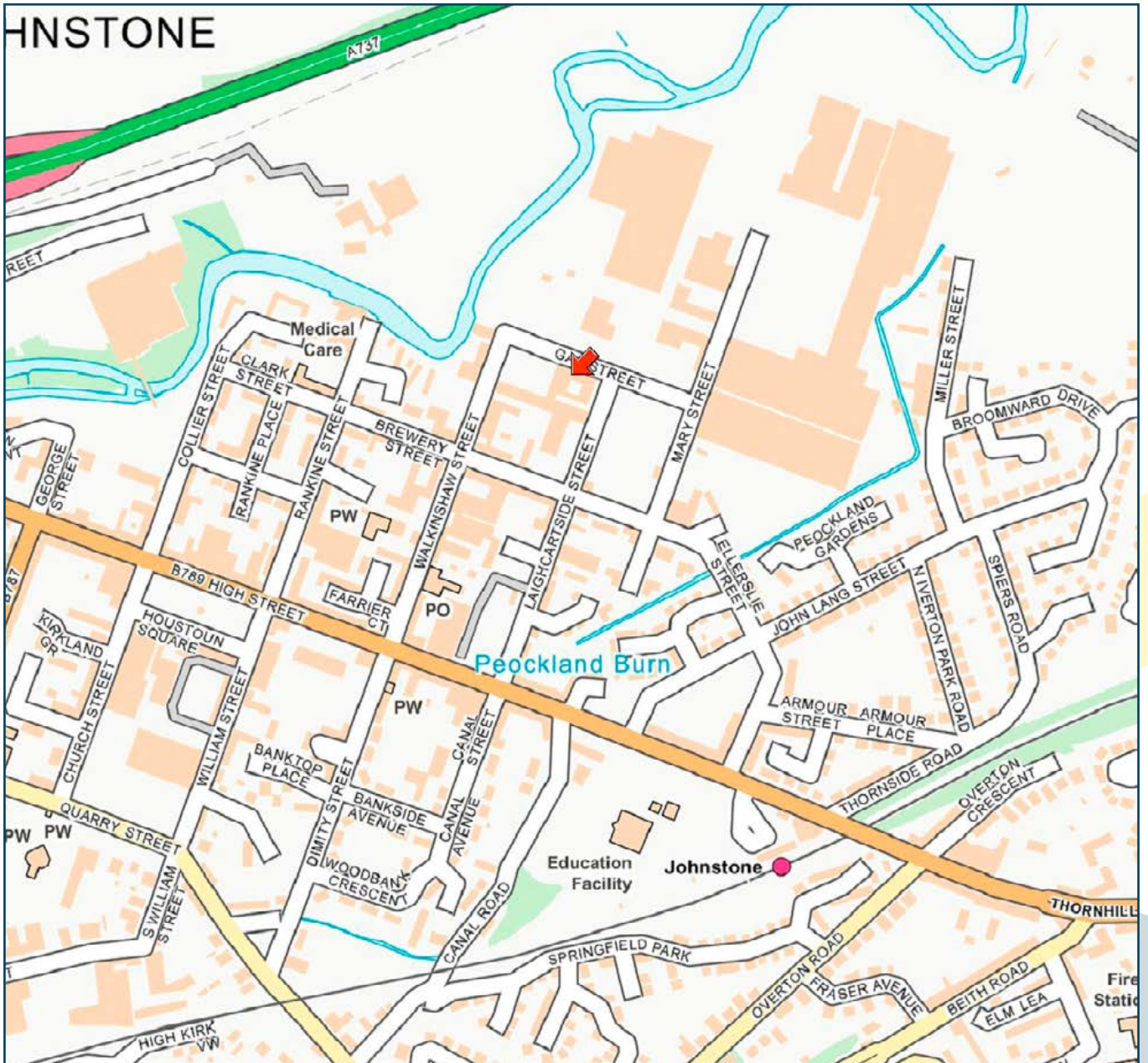
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