

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

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

- 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

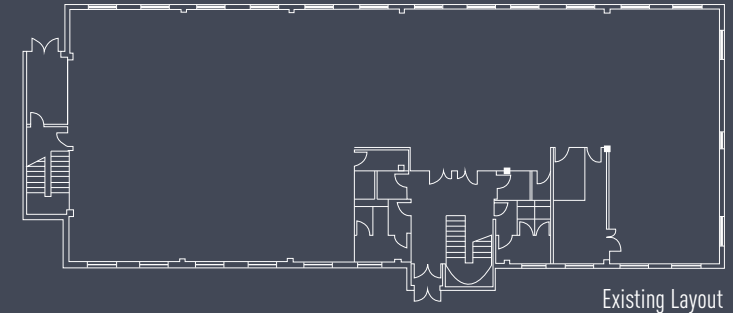


# TO LET

## VIGILANT HOUSE

### INCHINNAN ROAD

### PAISLEY || PA3 2RE

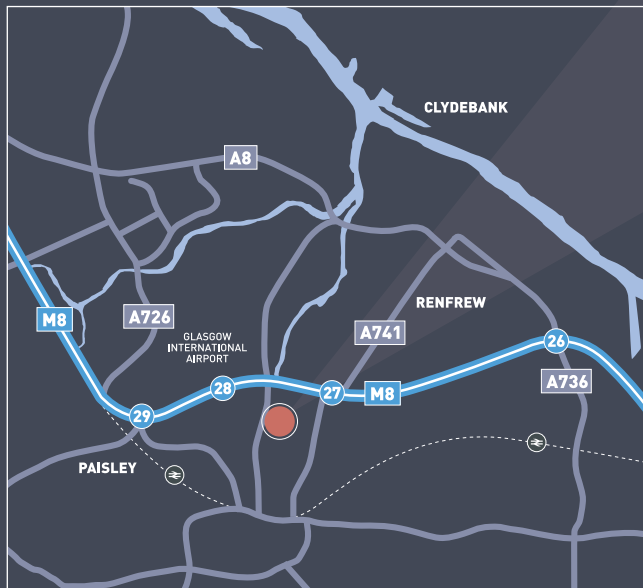


Existing Layout

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

#### AREA

First	4,703 sq ft	436.92 sq m
Ground	4,705 sq ft	437.11 sq m
<b>Total</b>	<b>9,408 sq ft</b>	<b>874.03 sq m</b>

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

#### FURTHER INFORMATION

For further information or an appointment to view please contact:

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