

TO LET

Town Centre Office Premises

100% RATES RELIEF

 GRAHAM
SIBBALD



Moncrieff House
10 Moncrieff Street
Paisley
PA3 2BE

- Refurbished office premises
- Extends to 132.35 sq. m. (1,425 sq. ft)
- Town centre location
- Close proximity to public transport links
- Wide range of amenities nearby
- Dedicated parking spaces

LOCATION

Moncrieff House is located at the northern periphery of Paisley Town Centre. The area comprises a mix of industrial, office and residential uses. RBS occupy a large office to the east of the premises, with the nearby Back Sneddon Street home to various light industrial occupiers. The subjects occupy a prominent location on Moncrieff Street and benefit from excellent visibility from the A726 which provides access to the town centre and onwards to the motorway network via the M8 at Junction 27.

Public transport links are plentiful nearby with both Paisley Gilmour Street and Paisley Canal within walking distance from Moncrieff House.

DESCRIPTION

The subjects comprise the ground floor of a two storey building, providing high quality refurbished office accommodation, consisting of a larger open plan space, separate office/ meeting room, reception/ waiting area, tea prep and WCs.

Large double glazed windows ensure excellent levels of natural light. Gas central heating is provided throughout.

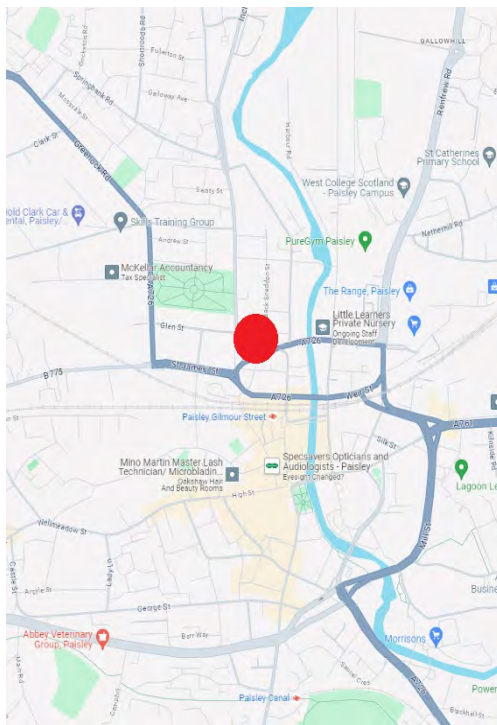
Dedicated parking spaces can be made available to the Tenant. There is also a large public car park off Moncrieff Street.

The subjects are most suited to a traditional office occupier however an alternative use may be considered.

ACCOMMODATION

We understand the subjects extend to the following approximate Net Internal Area:-

132.35 sq. m. (1,425 sq. ft.)



TERMS

The subjects are available on new FRI terms.

RENT

On application.

RATING ASSESSMENT

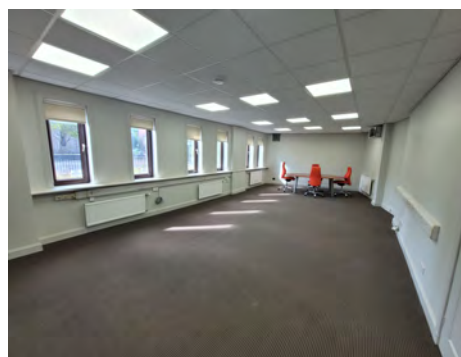
The subjects are entered in the Valuation Roll:- Office - **£11,250**

Qualifying businesses will benefit from 100% rates relief.

The rate poundage for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-
Graham and Sibbald LLP
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:

Tom Conway

Senior Surveyor

tom.conway@g-s.co.uk

07810 544 912



Mark Gillies

Partner

mark.gillies@g-s.co.uk

07787 291 149



GRAHAM + SIBBALD

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