



**Taylor**  
Property Consultants

**TO LET**

**Traditional Office Premises**



**OFFICE SUITES, STAG CHAMBERS  
LORNE STREET  
LOCHGILPHEAD PA31 8LU**



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### OFFICE SUITES, STAG CHAMBERS LORNE STREET LOCHGILPHEAD PA31 8LU

#### Location

Lochgilphead, with a population of approximately 2,300, is the administrative centre of Argyll and Bute. The town lies at the northern end of Loch Gilp, a branch of Loch Fyne, and on the banks of the Crinan Canal. Ardrishaig is 2 miles to the south with a population of 1,300 approximately and Inveraray is 24 miles to the north on the A83. Lochgilphead benefits from numerous facilities including a thriving retail centre, Lochgilphead Joint Campus, Argyll College, Argyll and Bute Hospital, and Mid Argyll Care Centre, as well as various leisure facilities.

Lorne Street is located in the town centre and houses a mixture of retail, office, and residential accommodation. A free public car park is situated directly opposite the subject property.

#### Description

The subjects comprise various traditional self-contained office suites at first floor level within a 3 storey building of modern construction. Access is by private entry off Lorne Street adjacent a terrace of modern shop units. The suites have carpeted timber floors, plasterboard walls and ceilings, and uPVC framed windows.

#### Services

Mains electricity, water, and drainage are connected. The suites have nightstore or electric heaters. Lighting is by fluorescent light fittings with pendant fittings in the toilet accommodation. The toilets have wc., wash basin, electric water heater, and Expelair ventilation. Telecoms are provided in all suites.

#### Accommodation and areas

##### Suite 2 & 3

**Net Office Area:** 59.08 sq m (636 sq ft)  
**Toilet:** 4.11 sq m (44 sq ft)

##### Suite 4

**Net Office Area:** 29.24 sq m (325 sq ft)  
**Toilet:** 2.47 sq m (26 sq ft)

##### Suite 5

**Net Office Area:** 31.40 sq m (338 sq ft)  
**Toilet:** 2.47 sq m (26 sq ft)

#### Rent

Suite 2 & 3: £8,000 per annum  
Suite 4: £4,000 per annum  
Suite 5: £5,570 per annum

#### Rateable Value

Suite 2 & 3: £5,400  
Suite 4: £2,850  
Suite 5: £3,150

#### Lease Terms

Each party will bear their own legal costs in the conclusion of a transaction. The ingoing tenant will be responsible for Stamp Duty and Registration Dues if appropriate.

#### Energy Performance Certificate

Available on request.

#### Legal Costs

Each party will bear their own legal costs in the conclusion of a transaction. The ingoing tenant will be responsible for Stamp Duty and Registration Dues if appropriate.

#### VAT

All prices, rents, premiums, etc., quoted are exclusive of VAT.

#### Entry

By arrangement.



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## Viewing and Further Information

Strictly through the sole lettings agents:-

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