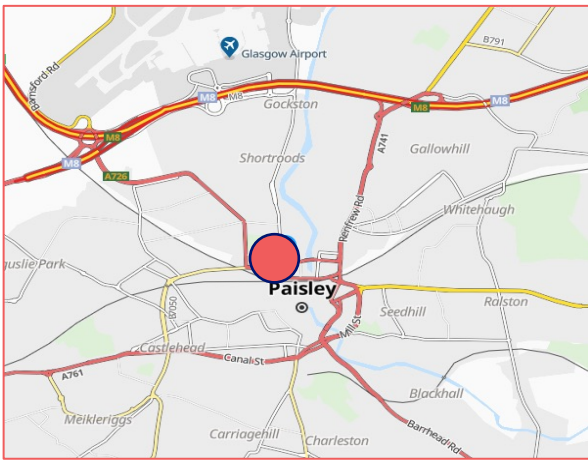


TO LET – REFURBISHED OFFICE ACCOMMODATION

1,273 SQ FT

28 HIGH STREET, PAISLEY, PA1 2BZ

- Self-contained second floor front office premises
- Comes fully furnished
- Located in heart of Paisley town centre
- Available for immediate occupation
- Benefits from excellent levels of natural daylight
- Attractive original features
- Excellent public transport links
- Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

The subjects are located in the heart of Paisley Town Centre on the north side of High Street close to its junction with New Street.

Excellent public transport links are provided with Paisley Gilmour Street Station only a 5-minute walk whilst various bus services operate in the immediate vicinity.

Immediate access to Paisley's eating, shopping amenities provided.

On-street parking provided.

Neighbouring occupiers include Black Rooster Peri Peri, Jennifer Scott Dance, Bruce Properties.

DESCRIPTION

- Bright second floor front self-contained office suite
- Comes fully furnished
- Access from street level via refurbished common areas where a passenger staircase provides access to the upper floors
- Internally provides refurbished bright office space benefitting from existing fit-out by way of private office room / meeting rooms / open plan space
- Perimeter power and data points provided
- Heating via electric wall mounted units
- WC and kitchen facilities provided

ACCOMMODATION

	SQ M	SQ FT
NIA	118.26	1,273

BUSINESS RATES

RV	£7,200
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Subject to fulfilling the set criteria an incoming tenant may be eligible from 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

VAT

No VAT applicable on rent.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£9,500 per annum**

VIEWING & FURTHER INFORMATION

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