



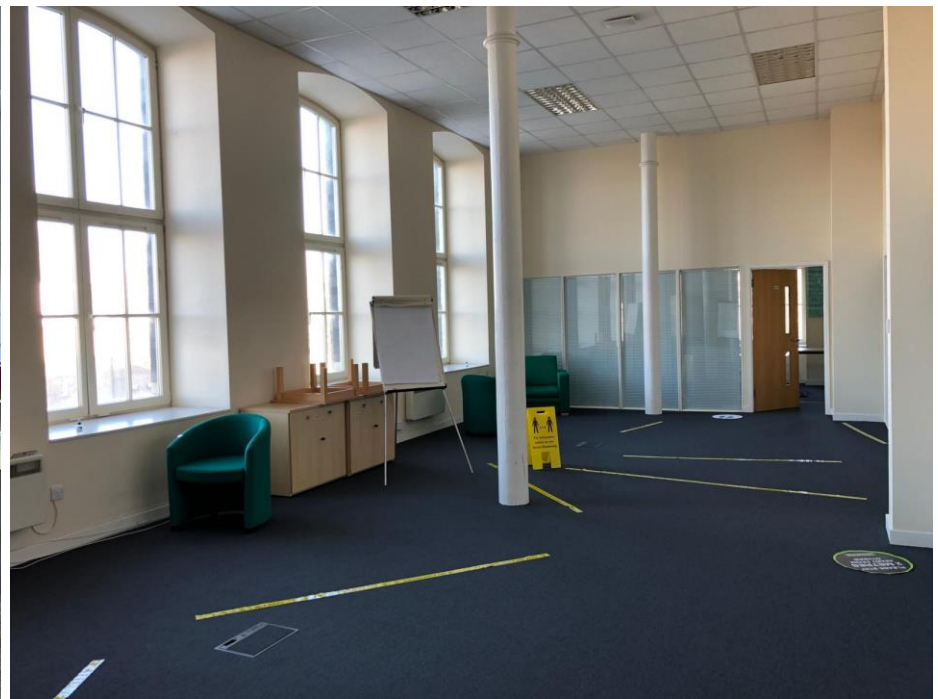
TO LET - STUDIOS 1 – 4, 1<sup>ST</sup> FLOOR, ANCHOR ONE, THREAD STREET, PAISLEY, PA1 1JR

AVAILABLE FROM 1,334 – 10,011 SQ FT  
WITH UP TO 40 DEDICATED CAR PARKING SPACES

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## Location

- Anchor One is located in Paisley, Scotland's largest town, on the south eastern edge of the town centre
- Accessed via Lonend (A726) servicing Paisley to Glasgow International Airport immediately north and Glasgow city centre 10 miles west via the M8 Motorway
- Occupies a prominent position on Anchor Mills overlooking the White Cart river
- Principal bus route
- 10 minute walk to Paisley Canal railway station
- Nearby amenities include Morrisons, SPAR and numerous pubs & cafes on Causeyside Street

## Description

The subjects comprise four contemporary office suites on the first floor of Anchor One, a former Victorian textile mill building.

There are 40 dedicated car parking spaces available to the full demise

A secure door entry system gives access to the building where a passenger lift and staircase provide access to upper floors. Internally the suites benefit from;

- Dedicated secure entry directly to Studio 1
- Contemporary existing fit-out
- Excellent natural daylight
- Suspended ceiling
- Raised flooring
- Secure door intercom system
- Electric heating
- Shared male and female WC and shower facilities
- Access to central atrium
- Secure internal and external car parks
- Existing meeting rooms



## EPC

Available upon request.

## Schedule of Accommodation

Description	Area (sq m)	Area (sq ft)
Studio 1	473.3	5,094
Studio 2	128.4	1,383
Studio 3	123.9	1,334
Studio 4	204.4	2,200
<b>Total NIA</b>	<b>930.0</b>	<b>10,011</b>

## Business Rates

Please refer to the Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)) Please note that any incoming occupier will have the opportunity to appeal the current Rateable Value.

## Terms

The subjects are available in whole or part on flexible FRI terms with quoting information available on request.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

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