







# TO LET Offices

 **7 Hunter Street,  
Paisley, PA1 1DN**

-  **NIA - 53.03 sqm (571 sq ft)**
-  **Edge of Town Centre**
-  **Self contained space**
-  **Adjacent to train station**
-  **Rates exempt**
-  **VAT free rent**

**kirkstone**  
PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

**0141 291 5786**





## Location

Paisley is a large town situated in the west central Lowlands of Scotland. Located north of the Gleniffer Braes, the town borders the city of Glasgow and straddles the banks of the White Cart Water, a tributary of the River Clyde. Glasgow is located less than 10 miles to the east and is highly accessible via the M8 Motorway. The town is within close proximity of Glasgow International Airport.

The property is located on the south side of Hunter Street close to its junction with Moss Street, on the edge of Paisley town centre. The property is convenient to the Paisley one way system and Gilmour Street railway station is within walking distance. Surrounding occupiers include Cochran Dickie Estate Agents, Summits Outdoor and JD Wetherspoon.



## Description

The subjects comprise self contained office space on the first floor of a mixed use building of traditional construction arranged over two floors. The roof is pitched and covered in tiles. Access is provided via a pedestrian door at ground level which is covered by a manual roller shutter.

Internally, the accommodation is cellular and includes 3 offices, kitchen, welfare facilities and storage space. The floor throughout is of timber and covered in carpet. The walls are of plaster/paint and the ceilings are covered in wallpaper with a mix of fluorescent strip and pendant lighting. Space heating is provided electrically.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
First	Offices, kitchen & storage	53.03	571

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at £6,500 per annum. Full quoting terms are available upon request.



## Particulars

RATEABLE VALUE	£3,900
EPC	Available upon request
VAT	Not payable on the rent
LEGAL COSTS	Each party responsible for their own

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