



2 x OFFICE SUITES TO LET AVAILABLE TOGETHER OR SEPARATELY. 592 -1392 sqft.

Suites 3 & 4, Lomond House, 4 South Street, Inchinnan PA4 9RJ

LOCATION:

On the fringe of Inchinnan Business Park, clearly visible from Barnsford Road, the A726.

11 miles to the west of Glasgow city centre and approximately 2 miles from Glasgow Airport, the local road network offers easy access to Erskine, Renfrew and Paisley and connections to Junction 29 (St James Interchange) of the M8.

Immediately adjacent a children's nursery, other occupiers of the park include M&CO, Rolls Royce, Aulds, National Construction College, Reekie, Terumo Aortic.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Together forming the entire first floor of Lomond House, Suites 3 and 4 are available separately or as a whole.

Ground floor reception with access to communal conference/meeting room and male, female and disabled toilets.

Suite 3 – 800sqft/74.23sqm or thereby of generous open plan general office with private office off.

Suite 4 - 592 sqft/54.96 sqm or thereby of general office and 3 private offices.

Total – 1392 sqft/ 129.2 sqm or thereby

CCTV and a security alarm have been installed and the offices benefit from gas central heating supplemented by double glazing.

3 car parking spaces are allocated to each suite.

RATEABLE VALUE:

Suite 3 - £6,800

Suite 4 - £6,000

To a qualifying occupier, rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme and interested parties should confirm the position to their own satisfaction.

ENERGY RATING:

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RENT, LEASE DETAILS ETC:

New leases are sought on standard, commercial, full repairing and insuring terms for a negotiable duration.

Suite 3 – Rental offers of £9,500 per annum

Suite 2 – Rental offers of £7,000 per annum

These figures are quoted exclusive of VAT, local rates and service charge. VAT will be payable on the rental and there is a buildings service charge.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: O314 Prepared September 2021

NOTICE

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