









## DRIVE TIMES

BRAEHEAD SHOPPING	5 MINS
GLASGOW AIRPORT	10 MINS
CLYDE TUNNEL	2 MINS
PAISLEY TOWN CENTRE	10 MINS
GLASGOW CITY CENTRE	10 MINS
EDINBURGH	60 MINS

**VIRTUAL TOUR**



## LEASE TERMS

The accommodation is available on flexible full repairing and insuring lease terms. A short or long lease will be considered.

## SERVICE CHARGE

The tenant is liable for a proportion of the buildings running costs. Details of the service charge applicable to this site are available on request.

## RENTAL

Upon application to the sole letting agents.

## EPC

On application

## RATES

The incoming occupier will be liable for all local authority rates levied as a result of their occupation.

## VAT

All rents and charges are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction. The tenant will be responsible for all stamp and registration dues.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:



phil@philreidassociates.com

Phil Reid Associates for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Phil Reid Associates has any authority to make or give representation or warranty whatever in relation to this property. Date of photography: October 2011. Date of publication: October 2020.