

OPEN PLAN OFFICE PAVILION

**Pavilion 1, St James Business Park,
Linwood Road, Paisley, PA3 3BB**
2,713 SQ FT



The Specification

Pavilion 1 offers high quality open plan office accommodation over two floors in St James Business Park.

Features include:

Double height entrance

Double glazed windows

Suspended ceiling with LG3 recessed lighting

150mm raised access flooring

Gas fired central heating

Retro fitted comfort cooling installed in the first floor accommodation

Male and Female WCs

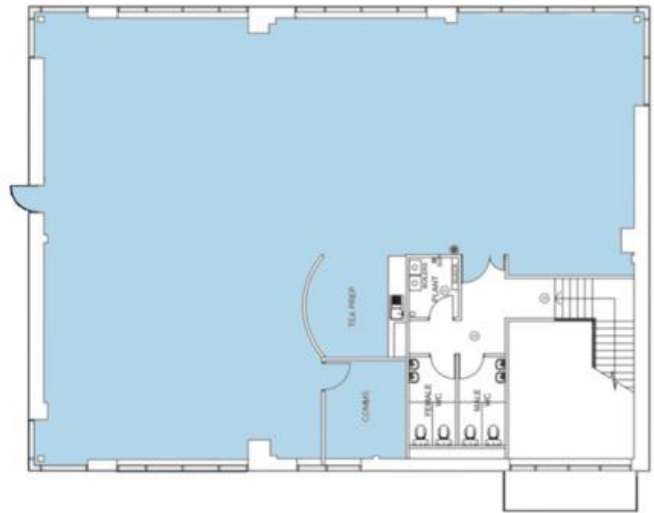
Dedicated parking provision (10 spaces)

Secure entry with 24/7 access

Four thick, parallel diagonal stripes in orange, light blue, pink, and green extend from the bottom right corner of the page towards the center.



Floor Plan



Lease Terms

A new Full Repairing and Insuring lease is available for a term to be agreed. Information regarding quoting rents is available from the letting agents.

Rateable Value

Information regarding the levels of rates payable can be obtained from the letting agents.

Availability

Suites have been measured in accordance with the RICS Code of Measuring Practice (6th Ed) to reflect the following net internal areas:

Floor	Size (sq ft)
First	2,713
Ground – Let to Abbey Accounting	

Service Charge

A common estate service charge is applicable. Further information regarding the service charge is available upon request.

Energy Performance Certificate

Energy Performance Certificate available on request.

VAT

All terms are quoted exclusive of VAT.



Viewing and Further Information

For further information or to arrange a viewing please contact the joint letting agents:

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