

ALL-INCLUSIVE OPEN PLAN OFFICE ACCOMMODATION

**Business Hub, Pavilion 3,
St James Business Park,
Linwood Road, Paisley, PA3 3BB**

321 - 827 SQ FT

STJAMES
BUSINESS PARK



The Specification

Pavilion 3 offers high quality open plan office accommodation over three floors in St James Business Park.

Features include:

All-inclusive rental packages

Double height entrance

Double glazed windows

Suspended ceiling with LG3 recessed lighting

150mm raised access flooring

Gas fired central heating

8 person passenger lift

Male and Female WCs

Dedicated parking provision

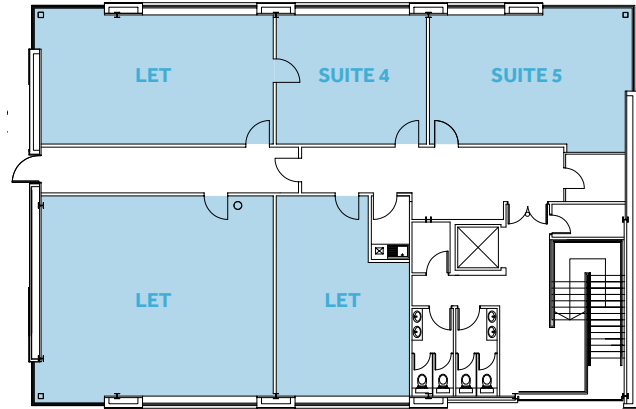
Secure entry with 24/7 access

Ground and first floor let to GMB





Floor Plan



Lease Terms

The accommodation is available on an all-inclusive basis for a period of one year and upwards. 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:

Suite	Size (sq ft)
Suite 1	Let to Brightest Star
Suite 2	Let to Samsung
Suite 3	Let to ADA Construction
Suite 4	321
Suite 5	420

All-inclusive

Rents at the Business Hub are inclusive of service charge, utilities, building insurance, high speed fibre broadband and cleaning of common areas.

Energy Performance Certificate

EPCs are available upon 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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