

TO LET

Phoenix Business Park

Linwood PA1 2BH
Suites from 2,402 – 8,985 sq ft



PROPERTY HIGHLIGHTS

- Suspended ceilings incorporating LG7 lighting
- Raised access floor
- Gas central heating
- Dedicated kitchenette
- Disabled person access
- High quality male and female toilets
- Comfort cooling (Trojan House)

KEVIN STRAIN

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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Modern Office Pavilions with Excellent Parking
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Location

Phoenix Business Park is ideally located within the Phoenix, one of Scotland's largest mixed use developments. The Park sits just two miles south west of Junction 29 of the M8 Motorway, accessible via the A737.

Glasgow International Airport is located approximately 3 miles north east of the Park whilst Paisley Town Centre is located 3 miles west of the Park. Glasgow City Centre is accessed via the M8 Motorway being located 12 miles east of Phoenix Business Park.

Description

Phoenix Business Park offers high quality office accommodation across three two storey office pavilions. Internally, the pavilions have been comprehensively refurbished to provide modern open plan office suites.

The Park sits within a well landscaped setting and is surrounded by a wide range of amenities. There is also an excellent provision of on-site tenant car parking, offered at a ratio of 1 space per 235 sq ft

Vat / Land & Buildings Transaction Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

The ingoing tenant will be responsible for any land and buildings transactions costs that may be applicable, together with recording dues.

Legal Costs

Each party will be responsible for their own legal and professional costs relative to the transaction.

Accommodation

The available accommodation extends to the following approximate areas:

Pavilion	Suite	Size (sq ft)	Size (sq m)
Phoenix House	Ground Left	2,402	223.15
Trojan House	Ground Right	2,498	232.07
Chiron House	1 st	4,694	436.08
Chiron House	Ground	4,291	398.65

Tenure

The subjects are available on the basis of a flexible Full Repairing and Insuring Lease on terms to be agreed.

Energy Performance

TBC

Viewing / Further Information

For further information or to arrange a viewing please contact:

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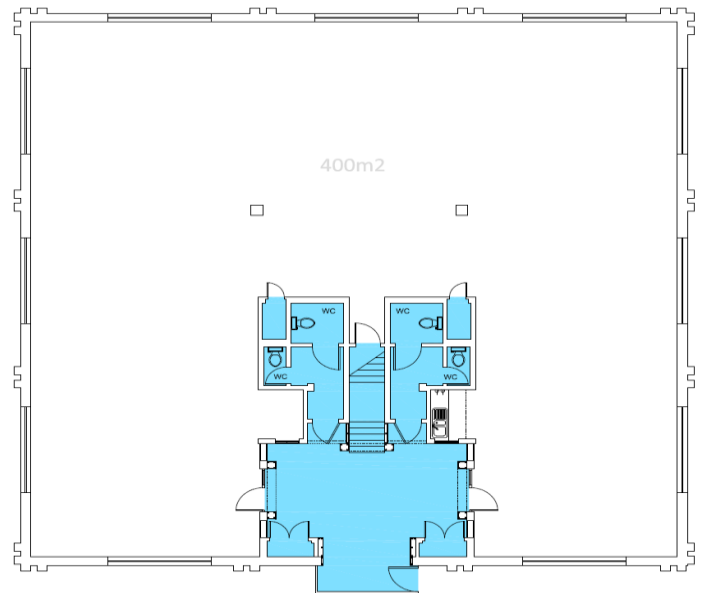
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