

# TO LET

## ATTRACTIVE TOWNHOUSE OFFICE PREMISES

13 GLASGOW ROAD  
PAISLEY · PA1 3QS

- » Attractive mid-terrace townhouse office premises.
- » Established professional/commercial accommodation.
- » Private car parking to the rear – 6 spaces.
- » Rates relief available.
- » Total Net Internal Area – 249.7 sq.m. (2,687 sq.ft.)
- » **RENT – FROM ONLY £10 PER SQ.FT.**

**DM HALL**





## LOCATION

The property is positioned on the north side of Glasgow Road (A761) within Paisley town centre.

Glasgow Road serves as a major arterial route through Paisley, providing direct access to Glasgow City Centre, approximately 10 miles to the east.

The location offers excellent transport links with both Glasgow International Airport and the M8 Motorway situated within 1.5 miles.

Paisley Gilmour Street Station- providing direct rail links to Glasgow Central Station- is just a 5-minute walk from the property. In addition, regular bus services operate along Glasgow Road, ensuring public transport links throughout the area.

## DESCRIPTION

The property comprises an attractive blonde sandstone townhouse, located over lower ground, ground, first and attic levels, surmounted by a pitched roof.

The property benefits from a private car park to the rear that can hold up to 6 vehicles.

Kitchen and toilet facilities are located on each floor.

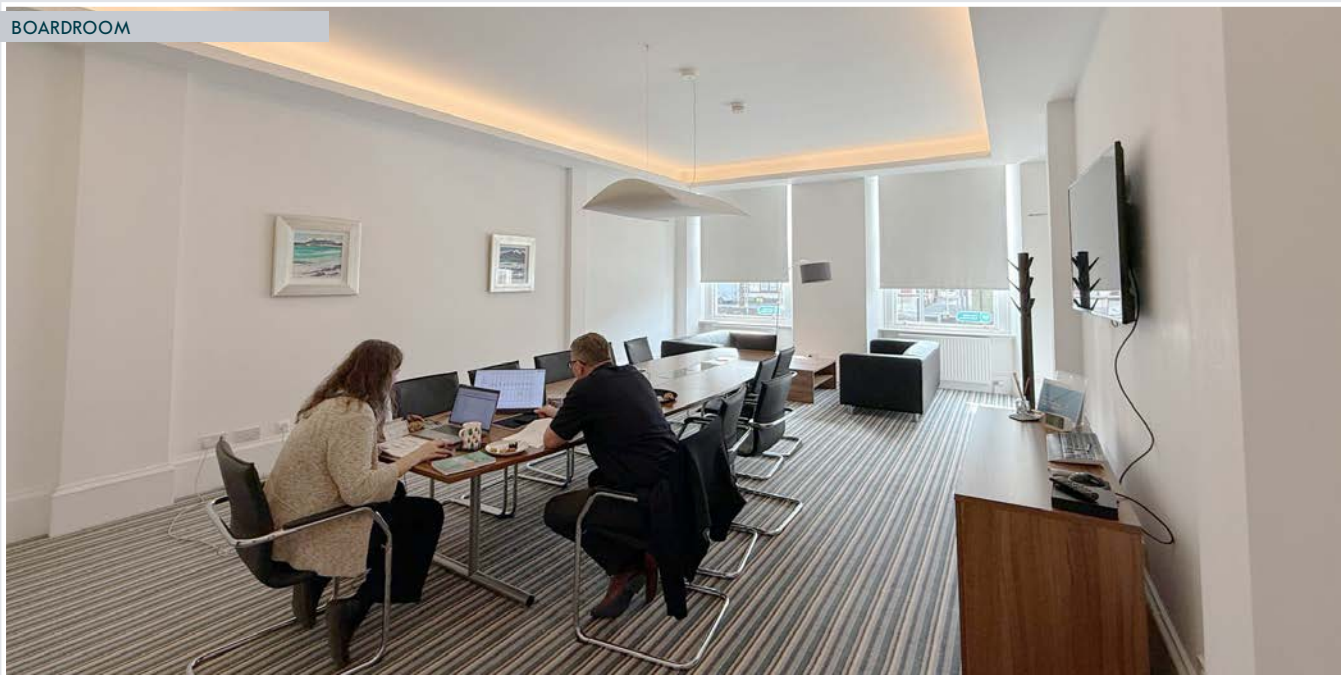
Access is afforded through a secure entry, private door.

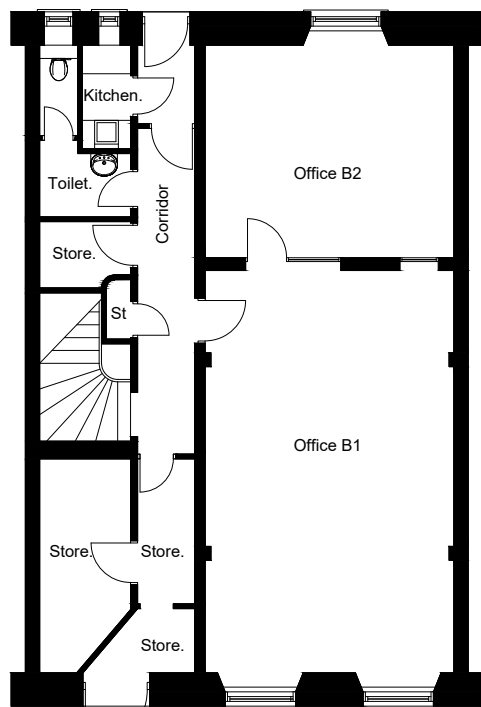
## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

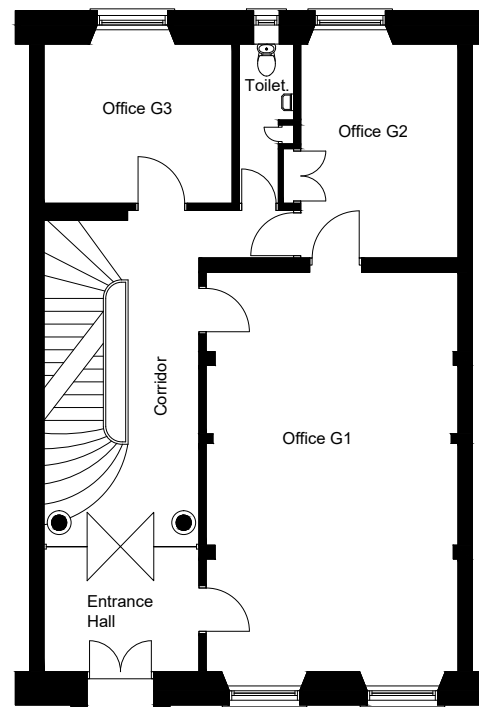


BOARDROOM

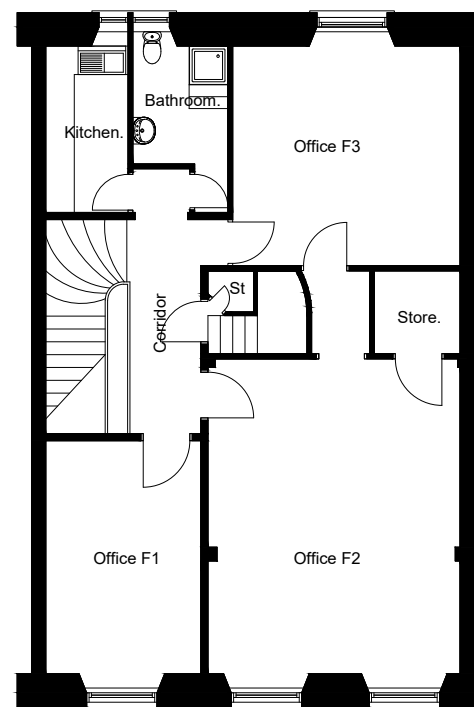




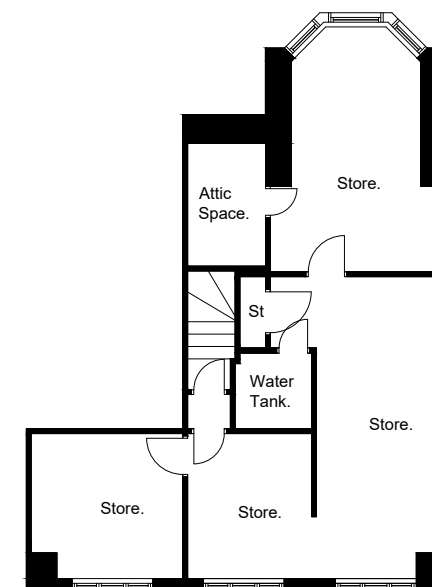
BASEMENT



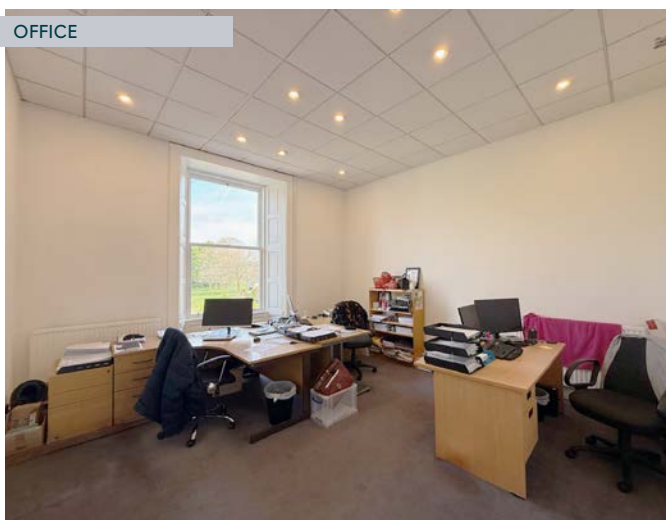
GROUND FLOOR



FIRST FLOOR



ATTIC



## ACCOMMODATION & FLOOR AREAS

According to our calculations, the subjects have the following Net Internal Areas:

FLOOR	SQ.M	SQ.FT
Lower Ground	72.4	779
Ground	63.2	680
First	70.9	763
Attic	43.2	465
<b>TOTAL</b>	<b>249.7</b>	<b>2,687</b>





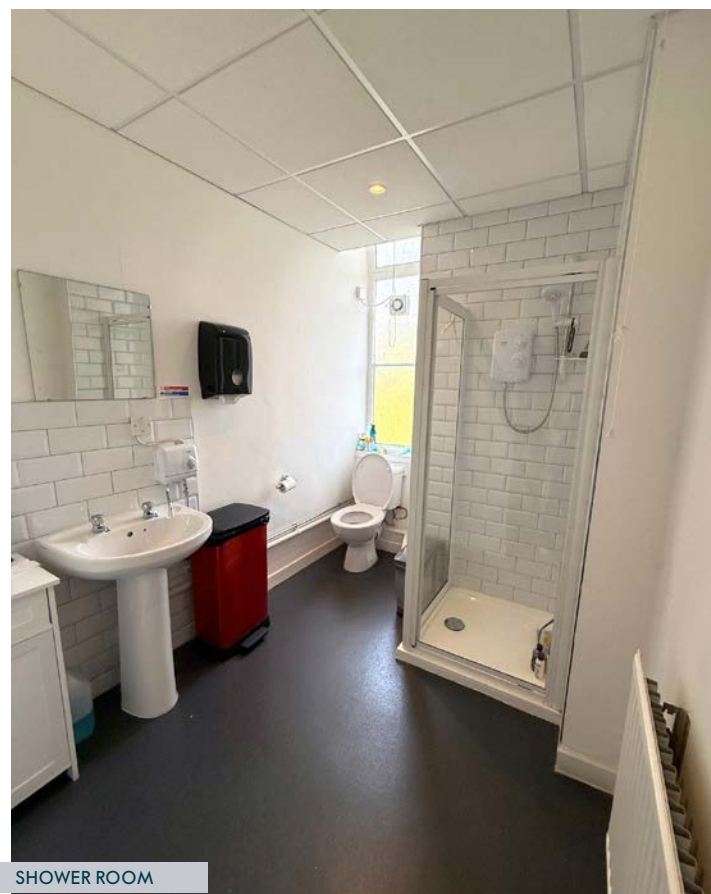
ENTRANCE



FEATURE CEILING



STAIRCASE



SHOWER ROOM

# DM HALL

## NON-DOMESTIC RATES

Rateable Value: £14,500.

Any in-going occupier has a right to appeal this assessment.

The tenant should qualify for rates relief, through the Small Business Bonus Scheme, subject to status, bringing the rates payable to £4,513.

## LEASE TERMS

The property is available to lease as a single building let or on a floor-by-floor basis.

It is anticipated the lease will be on a tenant Full Repairing and Insuring basis for a term to be agreed.

The asking rent is from only £10 per sq.ft. (excluding VAT).

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT, which is payable.

## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s) / occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.





FRONT DOOR



REAR CAR PARK



EXTERNAL VIEW

# DM HALL

## VIEWING ARRANGEMENTS

Strictly by contacting the  
sole letting agents:-

**Claire Hutton MRICS**

Claire.Hutton@dmhall.co.uk

07876 541654

**Leah Sellers MRICS**

Leah.Sellers@dmhall.co.uk

07879 626448



## DM Hall Commercial Department

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PROPERTY REF: WSA2647

DATE OF PUBLICATION: JUNE 2025

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