

TO LET/FOR SALE

Office
Accommodation/Development
Opportunity

NIA: 2,221 SQM (23,910 SQFT)

Situated In The Heart Of Paisley
Town Centre

Benefits From Dedicated On-site
Parking

Suitable For A Variety Of Uses
(Subject To Planning)

Rent: Upon Application

Sale Price: Offers Invited



CLICK HERE FOR LOCATION!



ABBEY HOUSE, 8 SEEDHILL ROAD, PAISLEY, PA1 1JT

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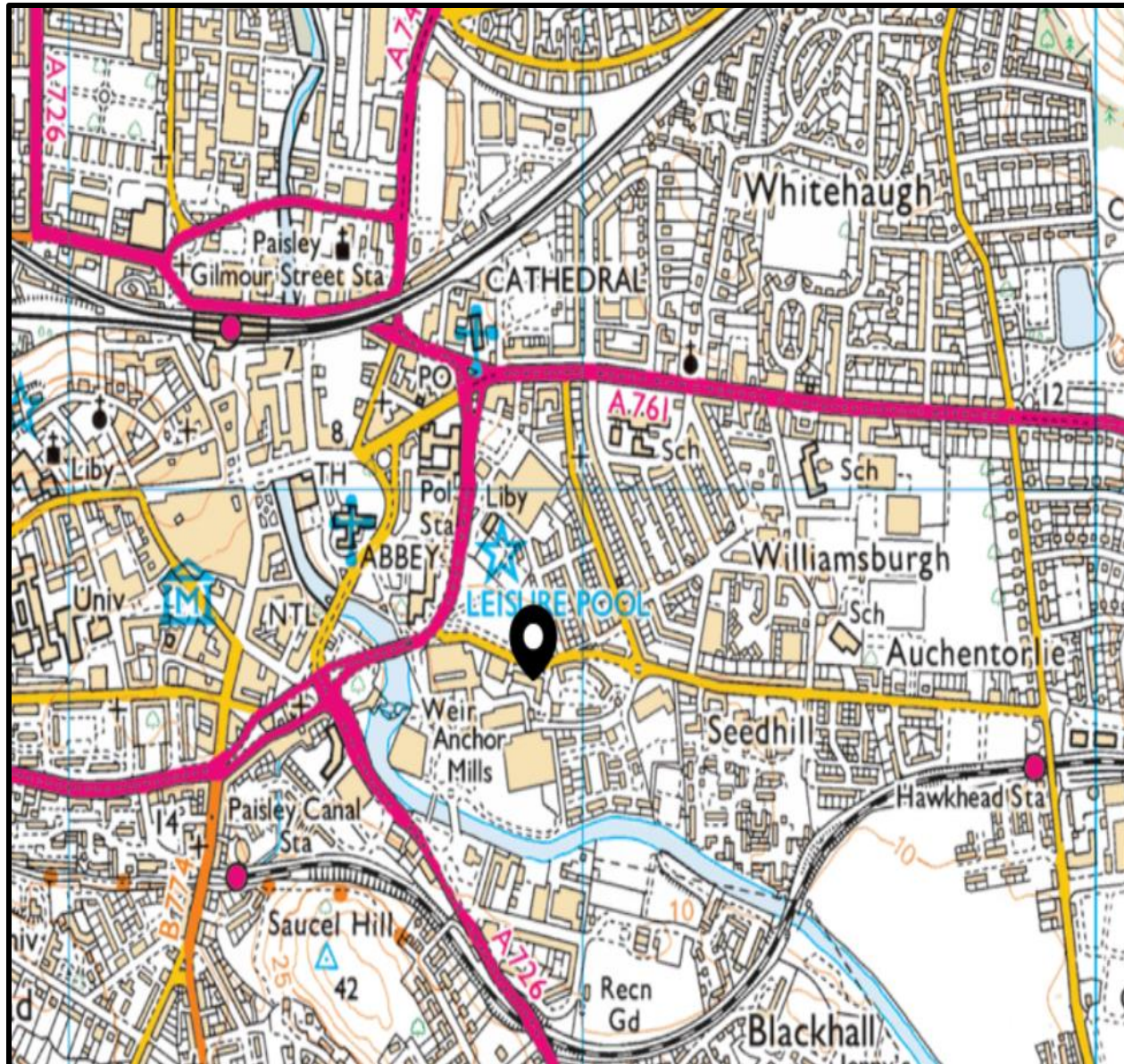
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Location & Description

ABBEY HOUSE, 8 SEEDHILL ROAD, PAISLEY, PA1 1JT



LOCATION

Paisley is located approximately 7 miles west of Glasgow and benefits from strong transport links via the M8 motorway and mainline rail network. Paisley Gilmour Station is situated within close proximity, providing frequent services to Glasgow City Centre as well as the Clyde Coast. The town is also the administrative hub for the council district with Renfrewshire Council's Headquarters being located nearby.

The subjects occupy a prominent location on Seedhill Road, located in the heart of Paisley Town Centre. As one of the main arterial routes within Paisley, Seedhill Road benefits from high levels of passing vehicular traffic.

The surrounding area consists of a blend of retail and leisure occupiers including Morrisons, Anchor Mill Lodge Hotel and Mecca Bingo.

DESCRIPTION

The subjects comprise a standalone office premises spanning across two floors and benefits from pedestrian access via Seedhill Road.

Internally, the subjects provide a mixture of open-plan and cellular office space with carpet floor coverings and LED lighting incorporated across both floors. The subjects also benefit from numerous W/C facilities and kitchen/tea prep area across both floors.

The subjects benefit from circa 30 dedicated staff parking via the vehicular entrance off Seedhill Road and a large garden area located to the rear.



ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	1,071	11,525
First Floor	1,151	12,385
TOTAL	2,222	23,910

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

SALE

We are inviting offers for our client's heritable interest in the subjects.

RENT

Upon Application.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser/tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £88,000. The rate poundage for 2025/2026 is 54.5p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

The subjects are not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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