

# TO LET

## Fully Refurbished Office Premises

NIA: 24.3 - 82.87 SQM (262 - 892 SQFT)

Secure Modern Office Suites

Located Within An Established Industrial Estate

Situated Within Close Proximity To Glasgow International Airport

On-Site Parking Provisions

Rent: From £4,000 per annum



CLICK HERE FOR A VIRTUAL TOUR!



## SUITES 1 & 2, LOMOND HOUSE, 4 SOUTH STREET, INCHINNAN, PA3 9RJ

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## Location

SUITES 1 & 2, LOMOND HOUSE, 4 SOUTH STREET, INCHINNAN, PA4 9RJ



The subjects are situated within Inchinnan Industrial Estate, a popular location conveniently situated 10 miles to the West of Glasgow City Centre.

Inchinnan Industrial Estate benefits from strong transport links with Junction 29 of the M8 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway network. Paisley Saint James train station is located approximately 3 miles from the subject property and offers frequent services to Glasgow Central Station and the West Coast.

Glasgow Airport is also situated within close proximity, acting as the primary international airport in Scotland. This attracts high levels of international and well-known operators to the area such as Rolls-Royce and The National Construction College of Scotland, alongside local businesses such as Reekie Machine Engineering and Thomas Johnstone Construction.



[CLICK HERE FOR LOCATION](#)



# Description

SUITES 1 & 2, LOMOND HOUSE, 4 SOUTH STREET, INCHINNAN, PA4 9RJ



The subjects comprise two ground floor suites, available in whole or individually, held within a purpose-built business centre with on-site parking provisions.

The subjects benefit from exceptional security provisions with all windows equipped with electric roller shutters and CCTV.

Internally, the subjects consist of two open plan office spaces, with a communal meeting room available on the ground floor. Both suites benefit from a high quality modern fit-out, with suspended tiled ceilings and inset LED panels, as well as painted walls and carpet floor coverings.

The suites may be suitable for a variety of uses (subject to planning) such as a beautician's, barber's or showroom/studio.

## ACCOMMODATION

	SQM	SQFT
Unit 1	58.57	630
Unit 2	24.3	262
<b>TOTAL</b>	<b>82.87</b>	<b>892</b>

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).





## RENT

Our client is offering new full repairing and insuring lease terms on the below units:

	Rent (p.a)	Availability
Unit 1	£7,000	Available
Unit 2	£4,000	Available

## PLANNING

We understand that the property has planning consent for it's current use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

	Size (sqft)	Rateable Value
Unit 1	630	£6,800
Unit 2	262	£2,400

Current 2024/25 values will remain for 2025/26, however rate poundage drops from 49.8p to 48.1p to the pound. The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

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

## 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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