

TO LET

OFFICE /WORKSPACE ACCOMMODATION

Galbraith

- New high specification offices/ workspaces
- Flexible lease terms and layout available
- Available from 1st January 2020
- Childcare available nearby

CLACHAN

CAIRNDOW

PA26 8BJ



Location

The subjects are located approximately 300m to the north of the A83 at the head of Loch Fyne, approximately 1.7 miles north of Cairndow and 9 miles north east of Inveraray. The property lies adjacent to a site with permission for 6 residential dwellings and to a new childcare centre which is due for completion in December 2019. The site is located 0.5 miles from the Loch Fyne Oyster Bar and the Tree Shop Café.

Description

The subjects comprise new office or workspace accommodation split into 8 individual units which can be connected if required. The subjects are arranged over two floors with a shared lobby, kitchen facilities and WC's on each floor. The subjects are due to be available from 1st January 2020.

Accommodation

Units ranging from 27.2 sq.m (292.78 sq ft) - 31.2 sq.m (335.83 sq ft).

Use

Class 4 - Office.

Terms

The premises are available on an internal and repairing lease. Short term lettings are available.

Rent

Our client is seeking rental offers in the region of £15.00 per sq.m., per month. Excluding the phone line and internet charge.

Service Charge

A service charge and rates will be levied against the property. Further information is available from the letting agent.

EPC

A copy of the EPC will be made available as required.

Entry

To be mutually agreed.

Legal Costs

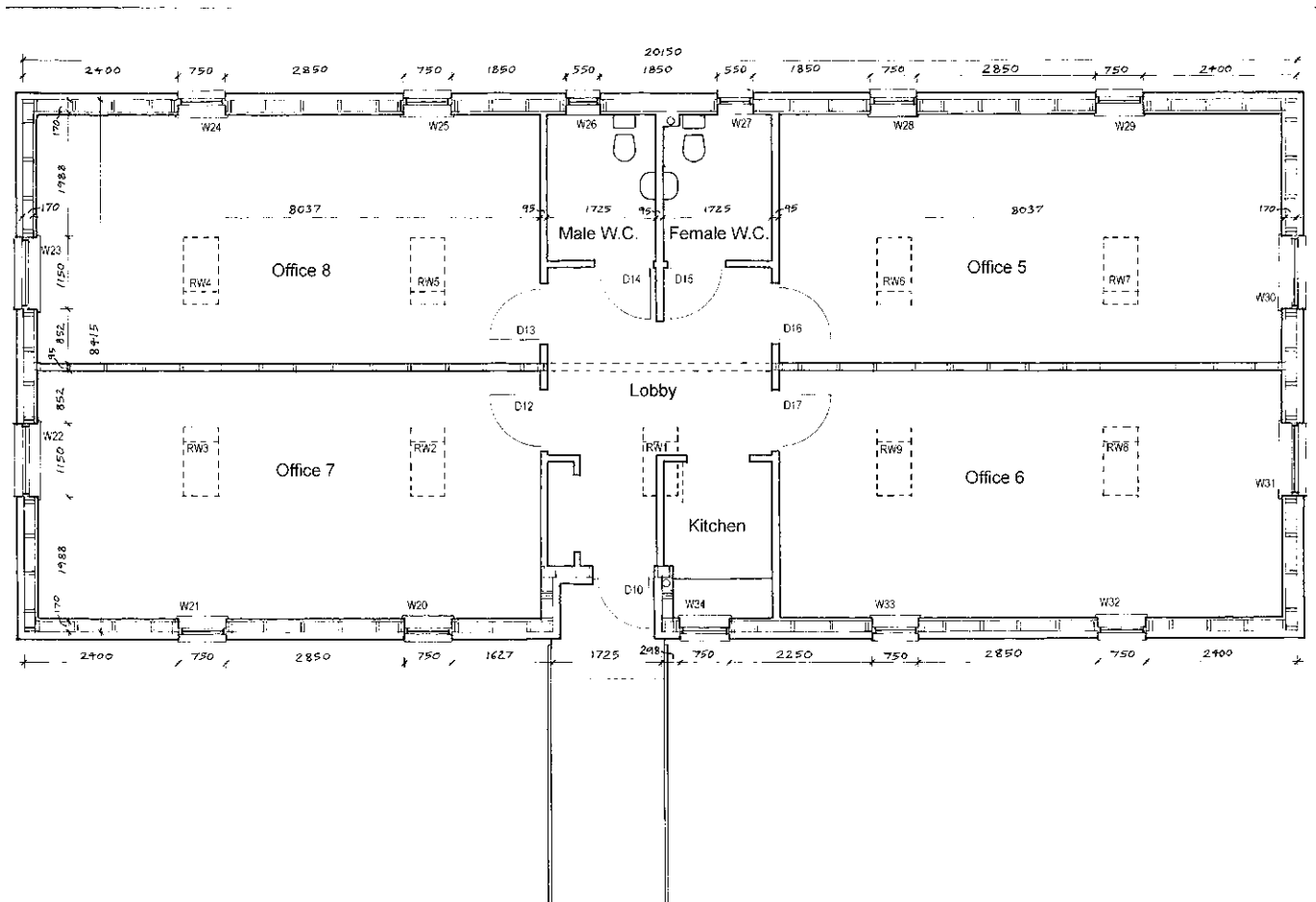
Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

Viewing

Strictly by appointment via the sole letting agents:-

Harry Stott
Galbraith
Suite C Stirling Agricultural Centre | Stirling | FK9 4RN
T: 01786 434630
E: harry.stott@galbraithgroup.com

Lucy Yates
Galbraith
Suite C Stirling Agricultural Centre | Stirling | FK9 4RN
T: 01786 435 046
E: lucy.yates@galbraithgroup.com



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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