

XSITE

TO LET

Kiosk 3, XSITE
Braehead PA4 8XQ

- ▶ Kiosk unit
- ▶ Adjacent to WH Smith and Gravity
- ▶ Within Scotland's premier leisure destination and a regional centre
- ▶ Over 2 million people within a 40 minute drive time



LOCATION

XSITE is located next door to Braehead Shopping Centre and Retail Park, **Dobbies**, **IKEA** and **Decathlon**. It is just 5 miles to the west of Glasgow which is ranked number 2 in CACI's Great British Centres on an annual comparison spend.

The unit itself is located at ground floor level in the main restaurant hub with neighbours including **Nando's**, **Five Guys**, **Frankie & Benny's**, **TGI Fridays**, **Harvester**, a 22 lane **Tenpin** bowling centre, **Pizza Express**, **Gravity**, a 12 screen **Odeon Cinema**, **Monterey Jack's**, an 18 indoor hole **Paradise Island Adventure Golf Centre**, **Climbzone**, **JD Wetherspoons**, **Fun Station** and various other bars and restaurants.

ACCOMMODATION

The kiosk unit extends to the following approximate net internal floor area:

GROUND FLOOR	265 SQ FT	24.5 SQ M
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LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

RENT

On application.

RATING

The unit is still to be assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

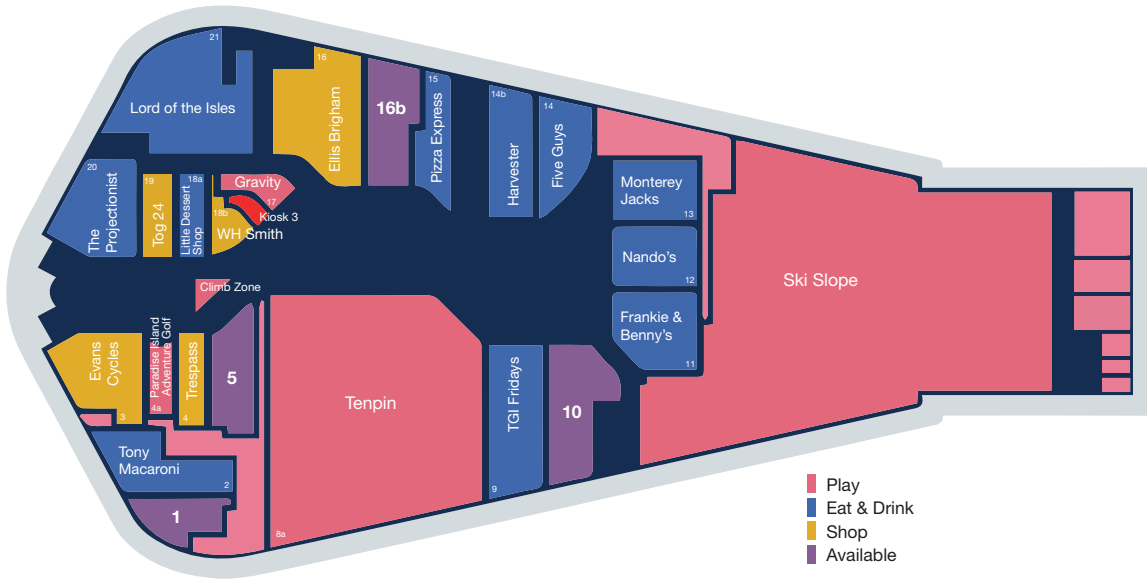
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

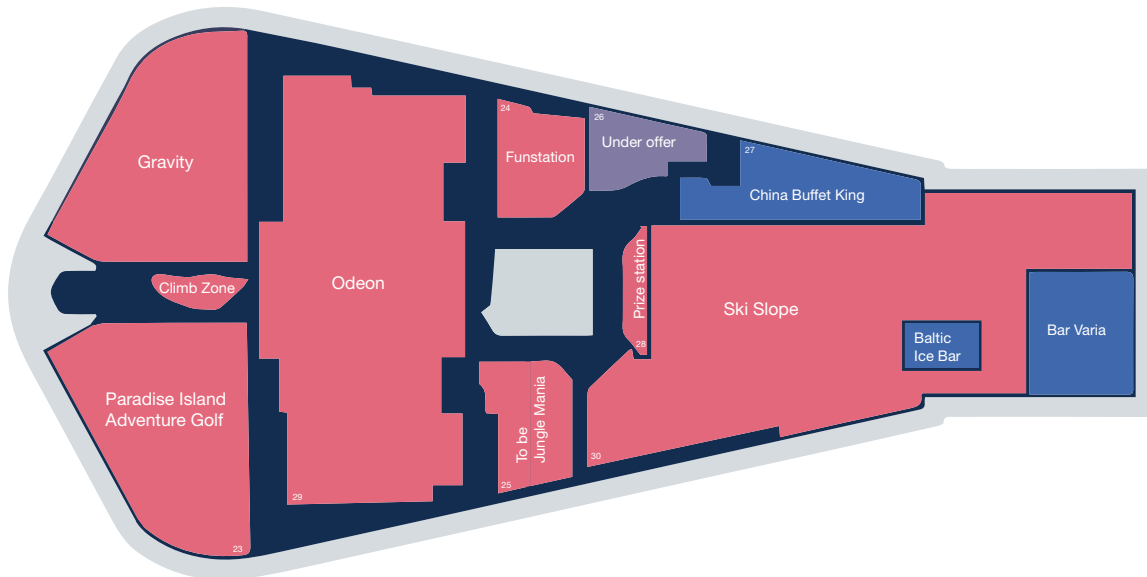
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Lower floor



Upper floor



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