



## TO LET

Unit 16b, XSITE  
Braehead PA4 8XQ

- Prominent internal unit positioned in the main mall
- Adjacent to Ellis Brigham, Pizza Express and a 22 lane Tenpin bowling
- Scotland's premier leisure destination within 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 an internal unit located at ground floor level fronting onto the main mall next to **Ellis Brigham** and **Pizza Express**.

The leisure scheme benefits from a wealth of other recognised operators including **Nando's**, **Five Guys**, **Frankie & Benny's**, **TGI Fridays**, **Harvester**, a 22 lane **Tenpin** bowling centre, **Gravity**, a 12 screen **Odeon Cinema**, **Snow Factor** (Scotland's only indoor ski slope), an 18 indoor hole **Paradise Island Adventure Golf**, **Climbzone**, **JD Wetherspoons**, **Fun Station** and various other bars and restaurants.

### Accommodation

The unit comprises a shell commercial unit extending to the following approximate net internal floor area:

Ground Floor	3,629 sq ft	(337.1 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 shall be assessed on occupation.

### 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

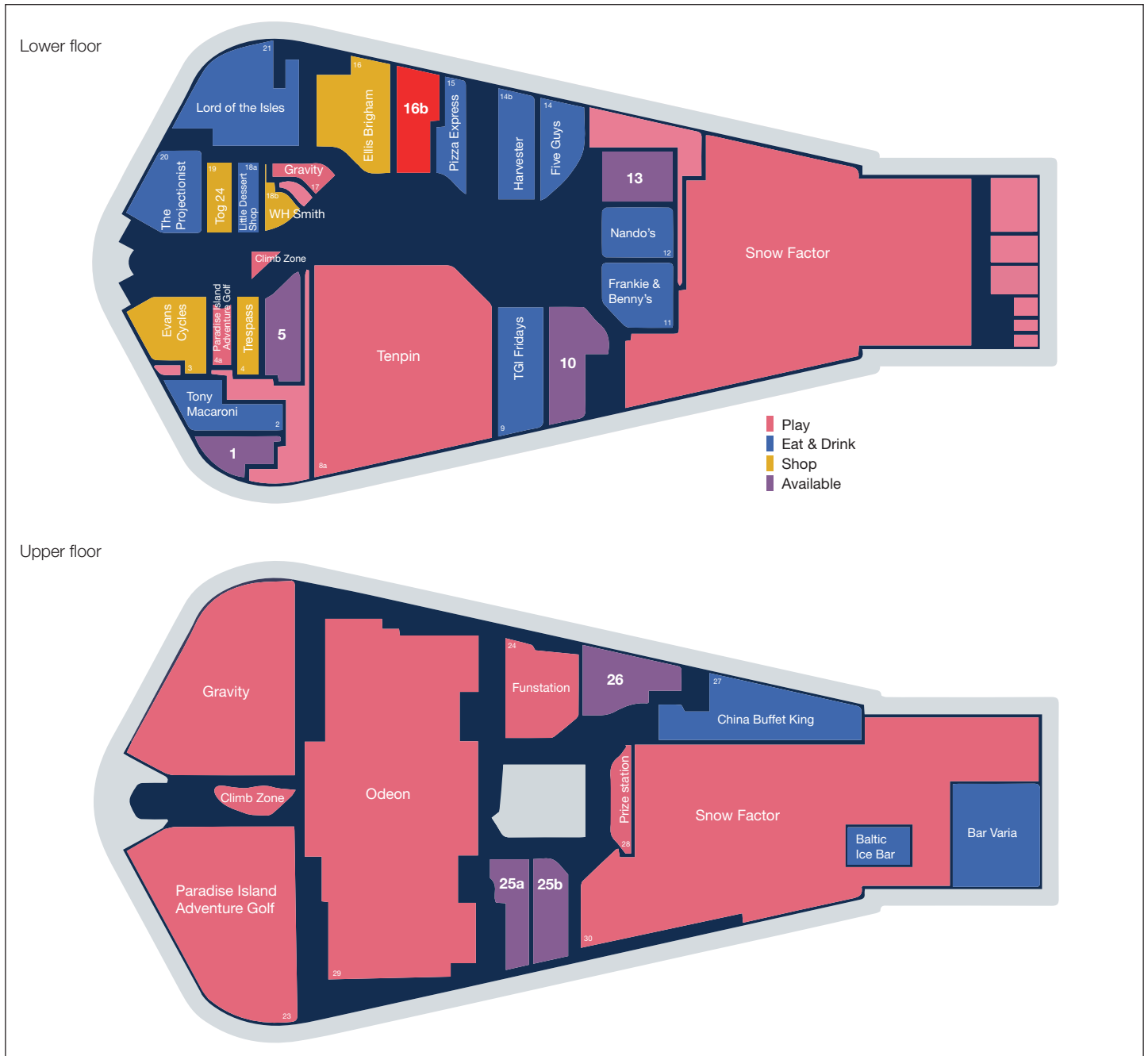
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

Unit 16b, XSITE, Braehead PA4 8XQ



Get in touch

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