

**TO LET/
MAY SELL**

INDUSTRIAL WAREHOUSE, WORKSHOPS & OFFICES WITH LARGE YARD



Unit 16

Airlink Industrial Estate

Inchinnan Road, Paisley, PA3 2RS

- Warehouse, workshop and offices with large yard totalling 1,402.14 sq m (15,093 sq ft)
- Close to Junctions 28 and 29 of the M8
- Adjacent to Glasgow Airport
- Goods access plus 9 dock level doors
- Extensive parking and yard – total site 1.2 acres

LOCATION

The subjects are situated adjacent to Inchinnan Road close to its junction with Marchfield Avenue immediately to the south of Glasgow International Airport.

Junction 28 of the M8 motorway is also within half a mile to the north of the premises and Paisley Town Centre lies approximately 2 miles to the south.

The building fronts Inchinnan Road and is accessed by way of a road shared by the neighbouring office development.

DESCRIPTION

The property comprises a steel portal frame warehouse and office building with a combination of brick and profiled cladding forming the external elevations.

A two storey office block to the front of the unit provides office and ancillary accommodation at ground floor with open plan office space on the upper floor level. Specification includes suspended ceilings, gas fired central heating and air-conditioning at first floor level.

The warehouse area has a blockwork perimeter wall to a height of approximately 2.6m and benefits from 10 raised vehicle access doors, one with ramp access, the others with dock levellers.

At the rear of the warehouse a full height brick partition wall provides a workshop area with large vehicle inspection pit and ground level vehicle access door.

The eaves height is 5.12m to the underside of the haunch.

A large secure concrete surfaced yard is provided adjacent to the unit and contains a fuel pump.

There are nine dedicated car parking spaces alongside the yard.

Total site area including the building footprint is 1.2 acres (0.48 hectare).

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and extends to an approximate Gross Internal Area of the following:

Ground Floor Office/Ancillary	142.24 sq m	(1,531 sq ft)
First Floor Office	135.18 sq m	(1,455 sq ft)
Warehouse	970.15 sq m	(10,442 sq ft)
Workshop	154.57 sq m	(1,664 sq ft)
TOTAL	1,402.14sq m	(15,093 sq ft)

RATES

Rateable Value £59,000.

ENERGY PERFORMANCE

The EPC rating is available on request.

LEASE TERMS

The premises are held on a long ground lease expiring in 2999. The unit is available on a new full repairing and insuring sub-lease for a term to be agreed or our client may consider a sale of their long leasehold interest.

RENT

Details on application.

SALE PRICE

Offers invited for the benefit of the long ground lease interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

Unless stated otherwise, all figures are quoted exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Contact the sole agent.



Ross Sinclair

E: rsinclair@savills.com

T: 0141 222 4145

