



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0141 337 7575  @Allied\_Scotland  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

**Unit C, 3 Lyon Road  
Linwood Industrial Estate, Linwood PA3 3BQ**

- **Good access to national road network**
- **Close to Glasgow International Airport**
- **Internally refurbished**
- **Secure yard**
- **Eaves height 6.85m (22ft 6in)**
- **276.83 sq m (2,980 sq ft)**



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## LOCATION

The property is situated in Linwood Industrial Estate next to Phoenix Park, just off the Linlive Interchange on the A737, 1.5 miles to the southwest of Glasgow International Airport. Glasgow city centre is 11 miles from the estate and is well located to access both North Ayrshire and Inverclyde.

## DESCRIPTION

The property comprises a recently upgraded industrial unit, which forms part of a terrace of 5 units, which share an enclosed surfaced yard. The building is of steel framed design incorporating a mix of insulated paneling and concrete block wall linings internally.

Internally, the accommodation comprises workshop, office, two toilets and a kitchen.

## FLOOR AREA

We calculate the Gross Internal Floor area to be 276.83 sq m (2,980 sq ft)

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

[gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com) / [grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)

## QUOTING RENT

£13,000 per annum

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll as having a Rateable Value of £7,900.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

## VAT

All prices, rents, premiums, etc are quoted exclusive of VAT

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

Upon successful completion of missives.

