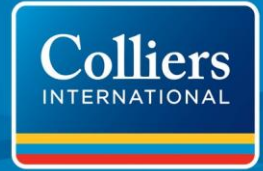


TO LET

GROUND FLOOR OFFICES



7 Lyon Road, Linwood, Paisley, PA3 3BQ

- 791 sq ft available
- Parking Spaces provided
- Dedicated Yard space

649 sq ft (60.29 sq m)

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Logistics & Industrial
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colin.mcmanus@colliers.com

Property Ref: [23948](#)

Colliers International
2 West Regent Street
Glasgow
G2 1RW
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7 Lyon Road, Linwood, Paisley, PA3 3BQ

LOCATION

The subject is located on Lyon Road, within the Linwood Industrial Estate. Situated on the north side of Lyon Road with easy access to the A737. Linwood Industrial Estate lies close to the successful Phoenix Retail, Leisure and Car Showroom Park. This location provides easy access to Glasgow International Airport and the national motorway network; and within close proximity of retail and leisure amenities. The subject is located by the Lincrive Interchange, with immediate access to the A737, and thereafter, the M8 at Junction 29.

DESCRIPTION

The premises comprise of office space which benefits from the following specifications:

- Kitchen and WC facilities
- Parking spaces
- CCTV

ACCOMMODATION

The Property has the following approximate gross internal floor areas:

Ground Floor	649 sq ft	(60.29 sq m)
TOTAL	649 sq ft	(60.29 sq m)

LEASE TERMS

The property is available to lease on Full Repairing and Insuring terms for a duration to be agreed between the parties.

RATEABLE VALUE

To Be Confirmed.

RENT

The rent is £16,225. The rent is inclusive of a service charge to cover the maintenance and repair of communal parts of the building.

SMALL BUSINESS BONUS SCHEME

RATES RELIEF – The Small Business Bonus Scheme seeks to progressively reduce the rates burden for businesses with properties of which the combined rateable value is £35,000 or less. The subject is available on Full Repairing and insuring leases for a term to be agreed. Entry will be on conclusion of legal missives.

Percentage relief available subject to eligibility:

Combined rateable value of all business properties in Scotland

2017-2018

Up to £15,000	100%
£15,001 - £18,000	50%
£18,001 - £35,000	25%



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
13/09/17

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