

TO LET - INDUSTRIAL

17 SCOTTS ROAD

PAISLEY, PA2 7AN



KEY HIGHLIGHTS

- 4,150 sq ft
- Provides open-plan warehouse accommodation with offices over and ground & first floor
- Generous shared communal yard / parking
- Industrial premises under refurbishment
- 5.45m eaves
- New FRI lease available - £19,815 per annum

SUMMARY

Available Size	4,150 sq ft
Rent	£19,815 per annum
Rates Payable	£6,225 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£12,500
Service Charge	£1,100 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced industrial premises under refurbishment.

The property is of steel portal frame construction surmounted by a pitched roof clad with insulated panels incorporating light panels allowing for excellent levels of natural daylight.

Benefits from full height electric vehicle shutter access with adjacent pedestrian access opening out on a concrete surfaced shared yard / parking area.

Internally provides bright open-plan accommodation with 5.45m eaves.

Offices are found over ground and first floor level complete with male and female WC's and kitchen tea-prep.

LOCATION

Scott's Road is situated just 2 miles east of Paisley Town Centre & 7 miles west of Glasgow City Centre and is accessible off Hawkhead Road

Junction 27 of the M8 is situated just 2.5 miles north and connects with the M77 and M74 beyond.

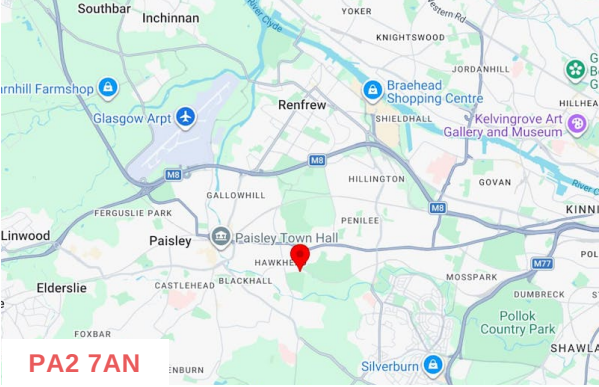
Convenient access to public transport links are provided with Hawkhead Railway Station a 5-minute walk from the property whilst regular bus services operate on Hawkhead Road and Glasgow Road.

Neighbouring occupiers include Dulux Decorator Centre, JEM Carpets and Carpetronic

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,450	227.61	Under Offer
Ground - Office	850	78.97	Under Offer
1st - Office	850	78.97	Under Offer
Total	4,150	385.55	



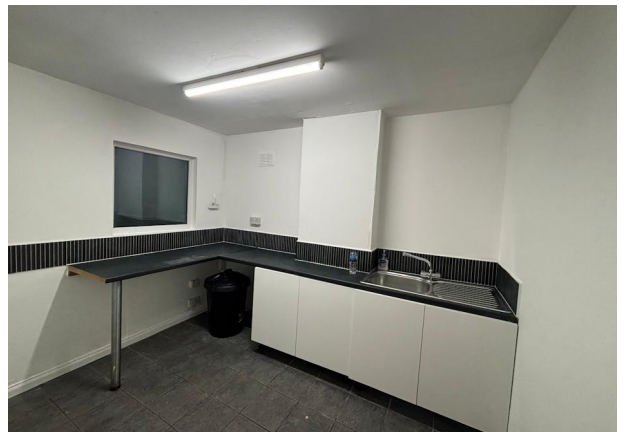
VIEWING & FURTHER INFORMATION

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