

TO LET - INDUSTRIAL

# UNIT B GLASGOW AIRPORT BUSINESS PARK

Marchburn Drive, Paisley, PA3 2SJ



## Key Highlights

- 17,445 sq ft
- Close to J28 of the M8
- Refurbishment planned
- Car Parking/Communal Loading
- Prime location adjacent to Glasgow Airport
- Modern construction
- Minimum Eaves height of 7.22m

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## Description

The subject property provides a mid-terraced modern industrial unit with car parking to the front and side of the property and communal secure yard to the rear. Access to and from each unit to the yard is provided via a single electric roller door. Internally the unit offers high quality two storey office and toilet accommodation, accessed via secure glazed entrances to the front of the unit. The unit provides an Eaves height of 7.22m (24 ft). A refurbishment of Unit B is planned.

## Location

Glasgow Airport Business Park is located approximately 7 miles to the west of Glasgow City Centre and lies immediately adjacent to Glasgow Airport.

The property is accessed via Marchburn Drive, which leads onto Inchinnan Drive providing a link to the M8 Motorway via Junction 28.

The M8 Motorway is approximately 0.2 miles north of the property and provides direct access to Glasgow and Edinburgh to the east. It links with the M74 Motorway at Junction 22 providing access to Carlisle and the north of England. It also connects to Stirling and Northern Scotland via the M80 at Junction 13.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - B	17,445	1,620.69	Available
<b>Total</b>	<b>17,445</b>	<b>1,620.69</b>	

## Terms

Full Repairing & Insuring Lease terms available.

## Energy Performance Certificate

EPC available on request.

## VAT & Legal Costs

Each party is responsible for their own legal and other associated costs incurred in the transaction. All figures quoted are exclusive of VAT.

## Business Rates

Rates payable: £50,828 per annum

(based upon Rateable Value: £97,000)



## Contact

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