



RENFREW TRADING ESTATE.

Glasgow, PA4 9EN

**TO LET
UNIT 14
9,946
SQ FT**

- ❑ High quality refurbished e-warehousing units
- ❑ Enhanced retail and storage & distribution planning consent
- ❑ Excellent access to M8 motorway
- ❑ Opportunity to combine units to suit a variety of sizes
- ❑ Three phase power supply
- ❑ Minimum clear eaves height of 5m
- ❑ Fully secured yard to the rear of each unit

LOCATION.

The estate benefits from excellent access to the Scottish Motorway Network with Junction 26 of the M8 located approximately 2 miles south-east which in turn connects with the M74, M77, M80 and beyond.

Glasgow International Airport is located 2 miles south of the subjects via Inchinnan Road (A8). Renfrew Trading Estate fronts Argyll Avenue which will be the main road link to the new bridge connecting Renfrew and Yoker increasing connectivity between north and south of Glasgow. Renfrew Trading Estate is situated within the Clyde Waterfront & Renfrew Riverside and Glasgow Airport Investment Area which is benefiting from £1.13bn of investment.

Neighbouring occupiers included Company Shop, Matalan, JD Gyms, Diageo, The Salvation Army and Brian Adam's Transport.

LEGAL COSTS.

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

DESCRIPTION.

Renfrew Trading Estate comprises an 'L' shaped terrace of enhanced warehousing accommodation. The units are of steel portal frame construction and benefit from a minimum clear eaves height of 5m.

The units benefit from attractive shop fronts with pedestrian access to the front elevation and vehicular access to the rear. Each unit benefits from access to a large secured yard to the rear and communal use of over 500 car parking spaces to the front elevations.

Renfrew Trading Estate is unique in that the properties benefit from both Class 1 retail and Class 6 storage & distribution planning consent which permits a number of additional uses.

EPC.

Energy Performance Certificates have been prepared and copies are available upon request.

VAT.

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

BUSINESS RATES.

Please refer to the Scottish Assessors Website (www.saa.gov.uk) Please note that any ingoing occupier will have the opportunity to appeal the current Ratable Value.

TERMS.

The accommodation is available to lease on new Full Repairing and Insuring terms for a period to be agreed.

FURTHER INFORMATION.

For further information and viewing arrangements contact:



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