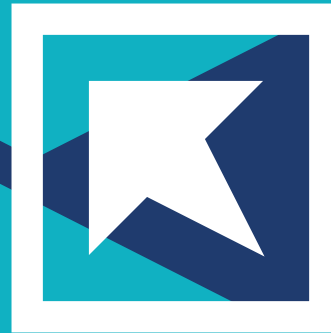


# RENFREW TRADING ESTATE.

Glasgow, PA4 9EN



**HIGH QUALITY REFURBISHED  
E-WAREHOUSING UNITS FROM  
9,946 SQ FT (924 SQ M)**

with Class 1 retail and Class 6 (storage & distribution planning consent)



# RENFREW TRADING ESTATE.

## HIGHLIGHTS.

- High quality refurbished e-warehouse 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
  - Communal use of over 500 car parking spaces

# RENFREW TRADING ESTATE.

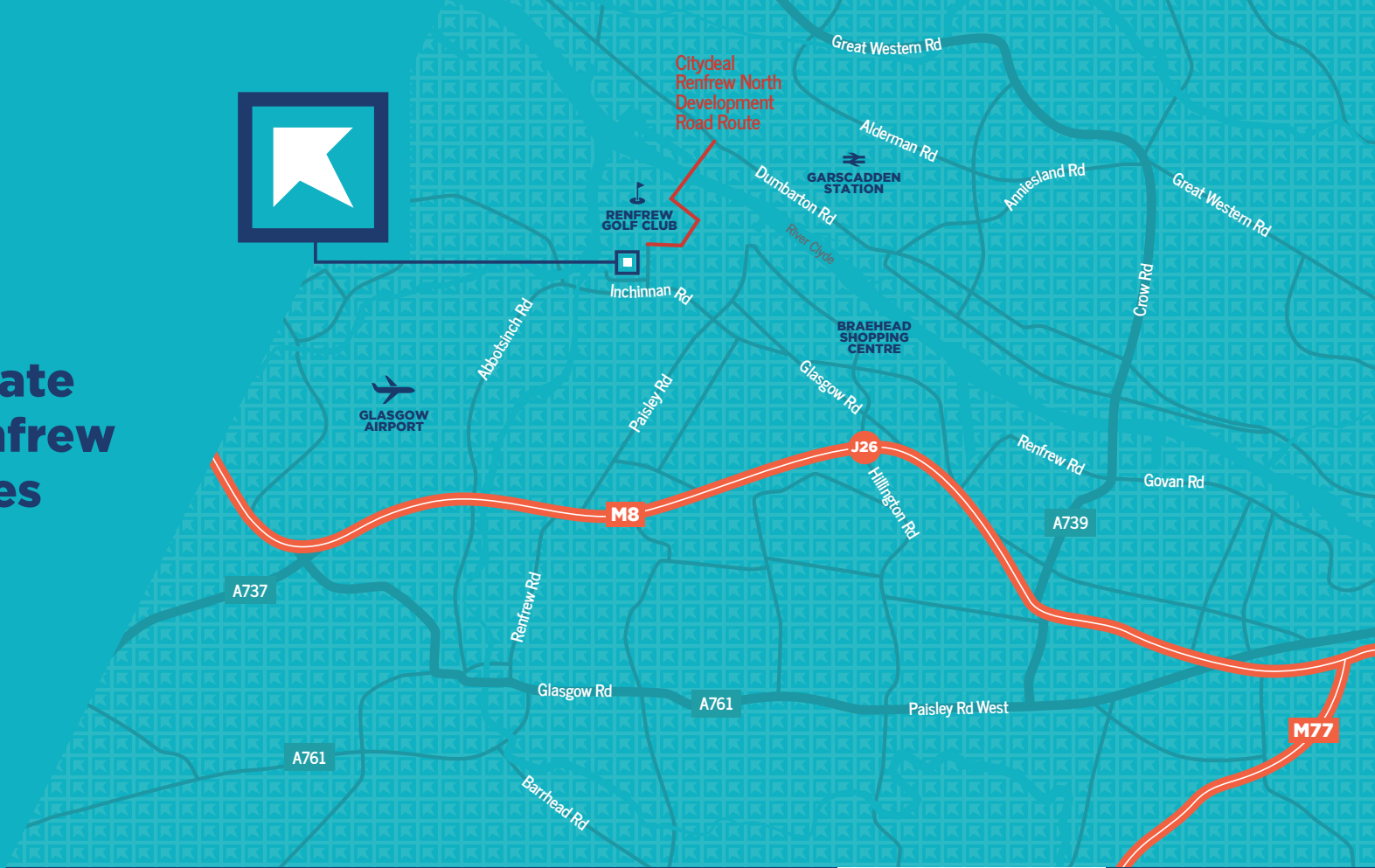
**Renfrew Trading Estate is located within Renfrew approximately 8 miles west of Glasgow City Centre.**

## 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, JD Gyms, Diageo, The Salvation Army and Brian Adam's Transport.



## DRIVE TIMES.



Glasgow  
**20 MINS**

Edinburgh  
**1HR 10 MINS**

Dundee  
**1HR 45 MINS**

Aberdeen  
**2HRS 50 MINS**

Manchester  
**3HRS 30 MINS**

# RENFREW TRADING ESTATE.

BRAEHEAD SHOPPING CENTRE

GLASGOW CITY CENTRE

M8 MOTORWAY

Citydeal  
Renfrew North  
Development  
Road Route


RENFREW GOLF CLUB

INCHINNAN RD

ARGYLL AVE

RENFREW JUNIORS FOOTBALL PITCH

GLASGOW AIRPORT



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.

## 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.



## LEGAL COSTS.

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

## BUSINESS RATES.

Please refer to the Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)) Please note that any ingoing occupier will have the opportunity to appeal the current Rateable Value.

## EPC.

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

## TERMS.

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

## ACCOMMODATION.

UNIT	SQ FT	SQ M
13A	20,472	1,902
14	9,946	924
15	12,693	1,179.20





## FURTHER INFORMATION.

For further information and viewing arrangements contact:

**G·M·BROWN**  
**0141 212 0059**  
[WWW.GMBROWN.CO.UK](http://WWW.GMBROWN.CO.UK)

G M Brown  
Gregor Brown  
[gb@gmbrown.co.uk](mailto:gb@gmbrown.co.uk)  
+44 7717 447 897

**Colliers**  
**0141 226 1000**  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

Colliers International  
Colin McManus  
[colin.mcmanus@colliers.com](mailto:colin.mcmanus@colliers.com)  
+44 7795 613 227

**savills.com** **savills**  
**0141 248 7342**

Savills  
Jonathon Webster  
[jonathon.webster@savills.com](mailto:jonathon.webster@savills.com)  
+44 7976 910 987

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