

Services to
Business



For Sale

**Commercial Development Site
Within Well Established Business Park**

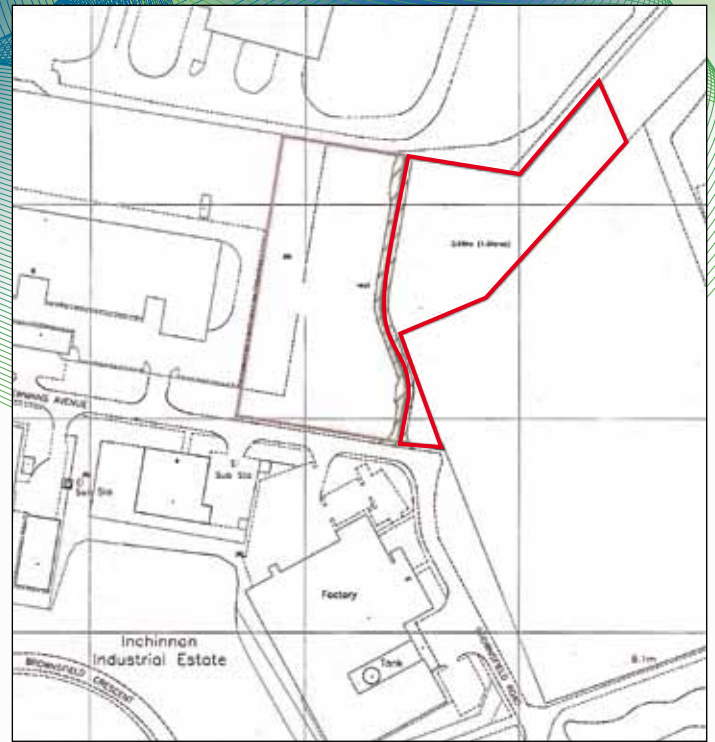
Newmains Avenue, Inchinnan Business Park,
Inchinnan, Paisley PA4 9RR

1.60 Acres (0.65 Hectares)

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Scottish Enterprise



LOCATION

Inchinnan Business Park is located approximately 10 miles west of Glasgow city centre along the M8 motorway, 3 miles north of Paisley town centre and is situated adjacent to Glasgow International Airport.

The Park, which was developed in the 1990s, benefits from good access to the motorway network at Junction 29 of the M8 (St. James Interchange).

Notable occupiers on the Business Park include Rolls Royce, McGeoch Marine and Invitrogen.

DESCRIPTION

The site comprises an area of ground irregularly and narrow in shape, although relatively level.

The site is located within the centre of the Business Park and would be well suited to either an office or industrial development.

SITE AREA

The subject site extends to the following approximate area:
1.60 Acres (0.65 hectares)

PLANNING

The site is located within an area zoned for development falling within Classes 4 and 5 (Office and General Industrial). It is unlikely that uses falling outwith these classifications will be considered.

GROUND CONDITIONS & SERVICES

Interested parties are advised to satisfy themselves on the site's suitability for development and to undertake their own enquiries with utility providers.

TERMS

The heritable interest of the site is available to purchase at offers in excess of £80,000.

LEGAL FEES

Each party will be responsible for their own legal costs in relation to this transaction, with the purchaser liable for any Stamp Duty Land Tax or Registration Fees.

VAT

All prices, premiums, rents etc are quoted exclusive of VAT. VAT is payable.

CLOSING DATE

Any party wishing to be kept informed of a closing date should formally register their interest in writing with the sole selling agent.

VIEWING & FURTHER INFORMATION

The site is currently open and available to view unaccompanied at any time. For further information please contact:

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PROPERTY MISDESCRIPTIONS ACT 1991

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