TO LET - INDUSTRIAL

13 SCOTTS ROAD

PAISLEY, PA2 7AN

KEY HIGHLIGHTS

- 7,201 sq ft
- Available for immediate occupation
- 5.55m eaves
- Low quoting rent of £34,205 pa (£4.75/sq ft)
- Well-presented industrial premises
- Provides open-plan warehouse accommodation with offices to the front
- Generous shared communal yard / parking

SUMMARY

Available Size	7,201 sq ft
Rent	£34,205 per annum
Rates Payable	£10,383.30 per annum
Rateable Value	£20,850
Service Charge	£2,400 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced industrial premises available for immediate occupation.

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 6m eaves.

Small office found to the front together 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.

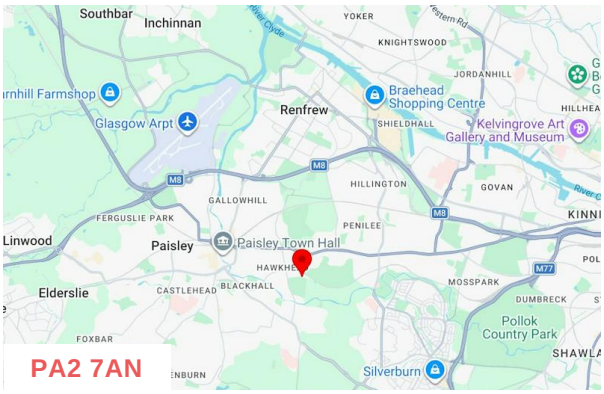
Convenient access to public transport links are provided with Hawkhead Railway Station a 5-minute walk from the property whilst regular bus services operate on Hawkhead Road and Glasgow Road.

Neighbouring occupiers include Dulux Decorator Centre, JEM Carpets and Carpetronic

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 13	7,201	668.99	Coming Soon
Total	**7,201**	**668.99**	



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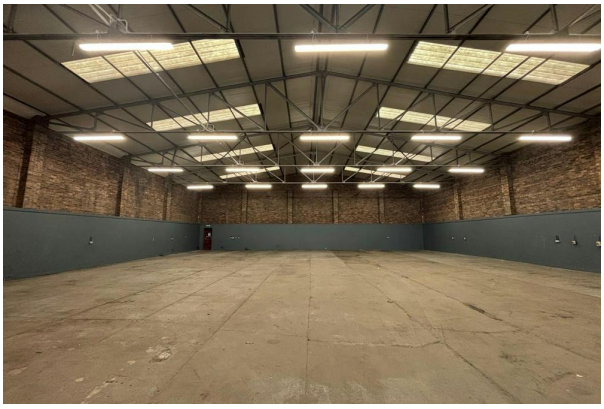

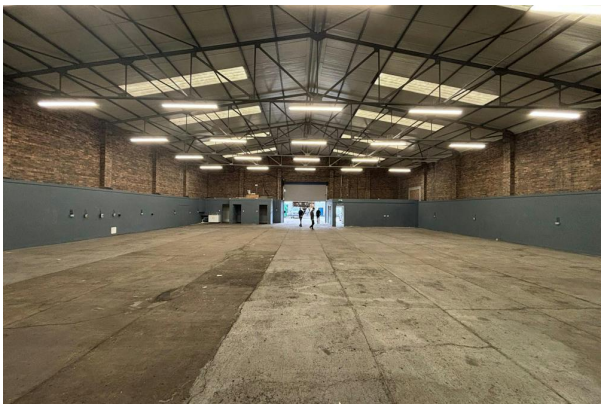

VIEWING & FURTHER INFORMATION

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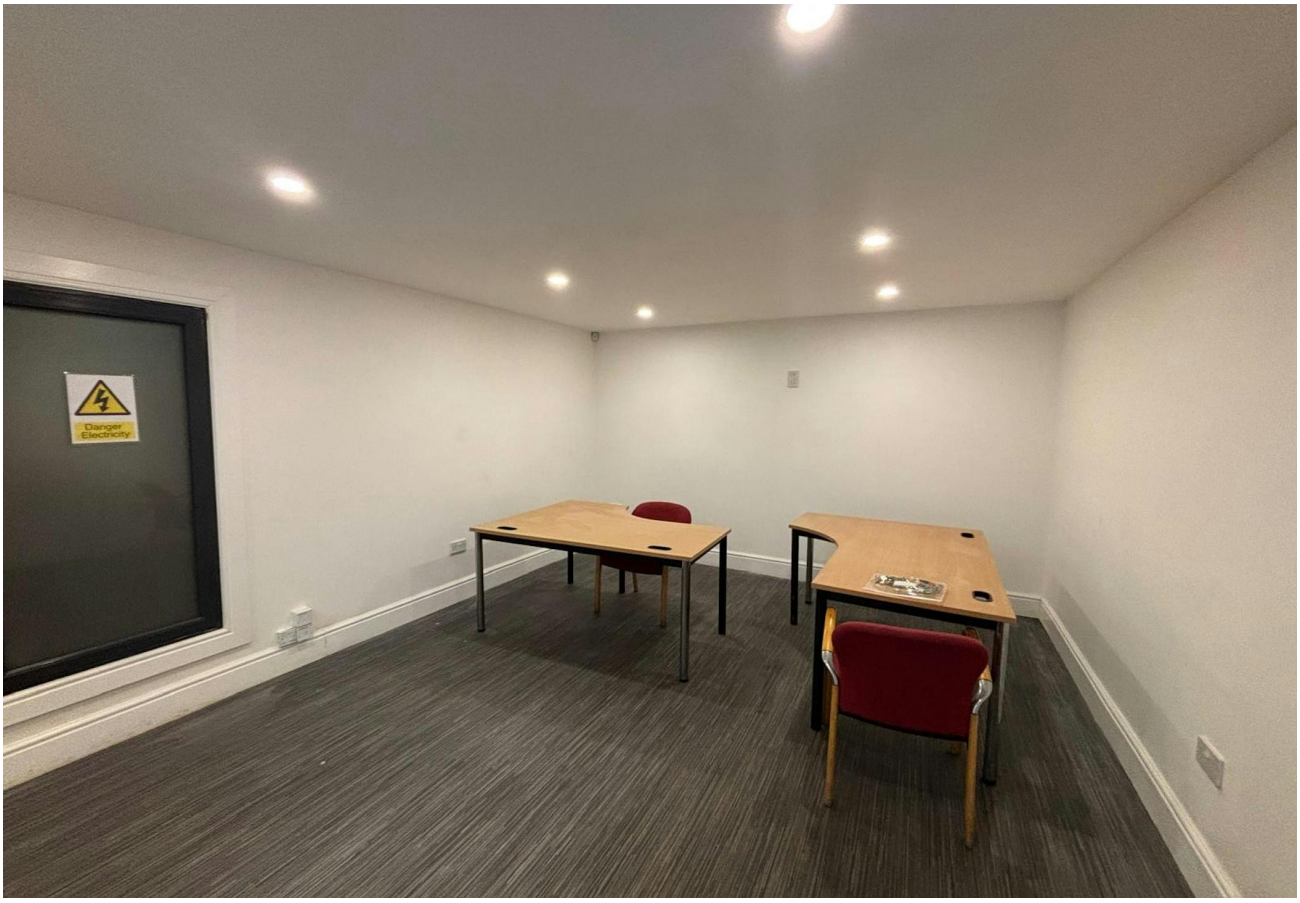

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