TO LET - INDUSTRIAL

THE WAREHOUSE

HOUSTON ROAD, LINWOOD, PA6 7FG

KEY HIGHLIGHTS

- 10,070 sq ft
- Yard extends to 0.6 acres
- 3.65m eaves rising to 5.5m at the pitch
- New FRI lease available - £45,000 per annum
- Standalone workshop / warehouse premises with large secure yard
- Benefits from attractive existing office space / welfare facilities
- 10 minute drive from Junction 29 of M8 motorway that connects with the M74 / M77 beyond

SUMMARY

Available Size	10,070 sq ft
Rent	£45,000 per annum
Business Rates	To be confirmed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone workshop / warehouse premises with large secure yard / parking to the front that extends to 0.6 acres.

Benefits from 2 x full height vehicle access door.

Internally provides bright open-plan accommodation with office / welfare facilities to the rear.

Mains supplies to electricity (3 phase) and water provided.

LOCATION

The subjects are located within the Linwood area of Glasgow approximately 10 miles west of Glasgow City Centre within the Renfrewshire Local Authority Region.

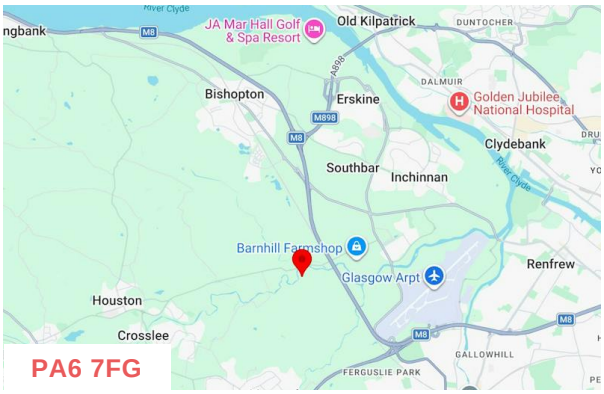
More specifically the subjects are situated off Houston Road (B790) approximately 3 miles east of Houston.

M8 motorway access is available ia Junction 29, a 10 minute drive away, that connects with the M74 and M77 beyond.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	8,795	817.08	Available
Ground - Office / Welfare	1,275	118.45	Available
Total	**10,070**	**935.53**	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/10/2026

G·M·BROWN