TO LET - INDUSTRIAL/LOGISTICS

9 CLARK STREET

Clark Street, Paisley, PA3 1RX



Key Highlights

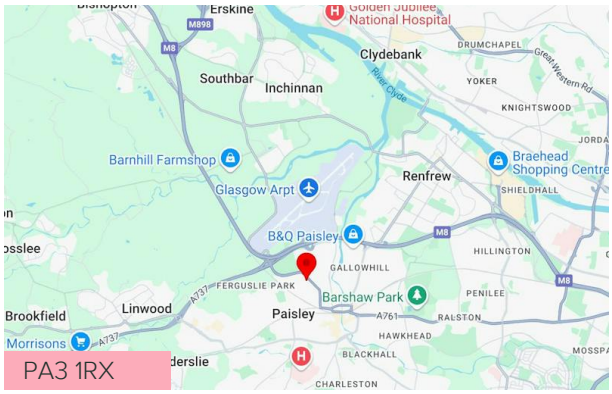
- 0.56 acre secure yard
- 5.5m eaves
- Refurbished condition
- 2.27 acres of expansion land available
- 3 electric roller shutter doors
- 10% office accommodation

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Summary

Available Size	36,654 sq ft
Rates Payable	£1.08 per sq ft
Rateable Value	£68,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B







Description

The property comprises a steel portal frame warehouse extending to 35,000 sq ft (3,251.58 sq m). The property has been refurbished, with new profile metal cladding across all facades. Internally the property has 5.5m eaves, 3 roller shutter doors and a concrete slab floor. Within the warehouse buildings there is a office accommodation extending to 3,500 sq ft.

Externally the property features a large secure yard space with dedicated car parking. The yard area wraps around the south and west elevations, yard to the front and rear elevations.

Location

The property is situated on the south side of Clark Street, to the west of its junction with Greenock Road, a main arterial route into Paisley Town Centre from the M8 Motorway at the St James Interchange (Junction 29). Glasgow Airport is a short distance to the north and Glasgow City Centre is approximately 15 minutes drive to the East.

The subjects location has further improved with the opening of the The Renfrew Bridge, connecting Renfrew and Yoker. The completion of this development project greatly improves connectivity to the west of Glasgow, merging two distinct occupier markets.

Site Area

The property benefits from a dedicated yard area of 0.56 acres, with adjacent expansion land available extending to 2.27 acres.

Disposal Terms

The property is available on a new Full Repairing and Insuring lease, subject to agreement of terms.

Viewing & Further Information



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