

To Let – Workshop and Office
Approximately 1,249 sq ft

9 Fulbar Road, Paisley, PA2 9AW



- Workshop with office and welfare accommodation.
- Electric roller shutter access.
- Parking within a secure site.
- Shared yard arrangement.

9 Fulbar Road, Paisley, PA2 9AW

Accommodation	Sq ft	Sq m
Workshop	1,005	93.37
Office / welfare	244	22.67
Total (approx.)	1,249	116.04



Description

The property comprises a workshop with office and welfare accommodation.

The specification includes:

- Electric roller shutter access.
- Gas-fired central heating.
- Strip lighting.
- Parking within a secure site.
- Shared yard arrangement.

Location

The property is located on Fulbar Road in the west end of Paisley, close to Linwood. Situated near the junction with the A761, the property benefits from convenient access to the A737 and the M8 motorway.

The surrounding area comprises a mix of industrial, retail and residential uses, with nearby occupiers including Aldi and a BP petrol station.

Terms

Available to let at a rental of £12,000 per annum, The tenant will be responsible for a proportionate share of the service charge and insurance.

Business Rates

The current rateable value is £5,200. Interested parties should confirm rates payable and any available relief with the local authority.

VAT

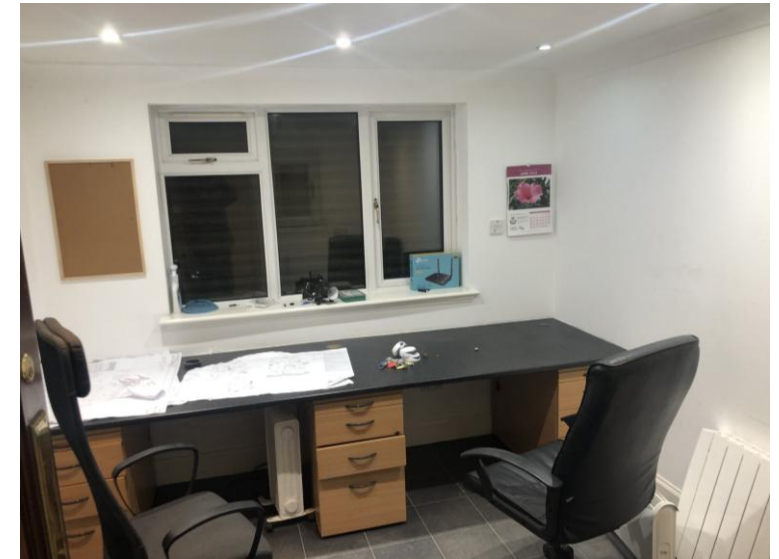
All figures are quoted exclusive of VAT, which will be charged at the prevailing rate where applicable.

Legal Costs

Each party will be responsible for its own legal costs. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

EPC

EPC available on request.



For more information or to arrange a viewing, please contact the sole letting agent:

Pete Harding

+44 (0)7356 091 418

pete@precisecommercialproperty.co.uk



October 2026. Precise Commercial Property hereby gives notice that the information provided either for itself, for any joint agents or for the vendors or lessors of this property whose agent Precise Commercial Property is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Precise Commercial Property, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Precise Commercial Property shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Precise Commercial Property.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



www.precisecommercialproperty.co.uk