High Quality Refurbished Industrial Units

Ranging from 3,000 – 25,000 Sq Ft

TO LET

NETHERCOMMON INDUSTRIAL ESTATE

PAISLEY PA3 2RD

FULL REFURBISHMENT NOW COMPLETE & READY TO OCCUPY

- Prime location
- 3,000 - 25,000 sq ft units available
- Close to J28 of the M8

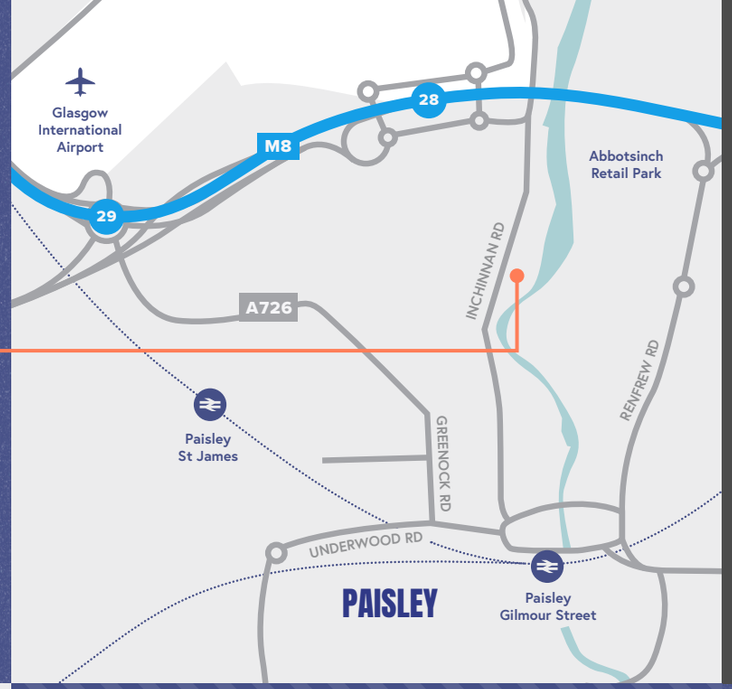
- Ample car parking to the front
- Generous yard and loading areas to the rear
- Prime location in close proximity to Glasgow Airport

- Full quality refurbishment underway; modern specification including staff welfare, LED lighting and electronic roller shutters

NETHERCOMMON INDUSTRIAL ESTATE

Nethercommon Industrial Estate is located approximately 8 miles to the west of Glasgow City Centre and lies adjacent to Glasgow Airport.

The property is accessed via Inchinnan Road, which leads onto Marchburn Road providing a link to the M8 motorway via Junction 28.



The M8 motorway is approximately 0.2 miles north of the property and provides direct access to Glasgow and Edinburgh to the east. It links with the M74 motorway at Junction 22 providing access to Carlisle and the north of England. It also connects to Stirling and northern Scotland via the M80 at Junction 13.

DRIVE TIMES

Glasgow	15 minutes
Edinburgh	1 hour 15 minutes
Dundee	1 hour 40 minutes
Newcastle	2 hours 47 minutes
Aberdeen	2 hours 51 minutes
London	7 hours 07 minutes

DESCRIPTION

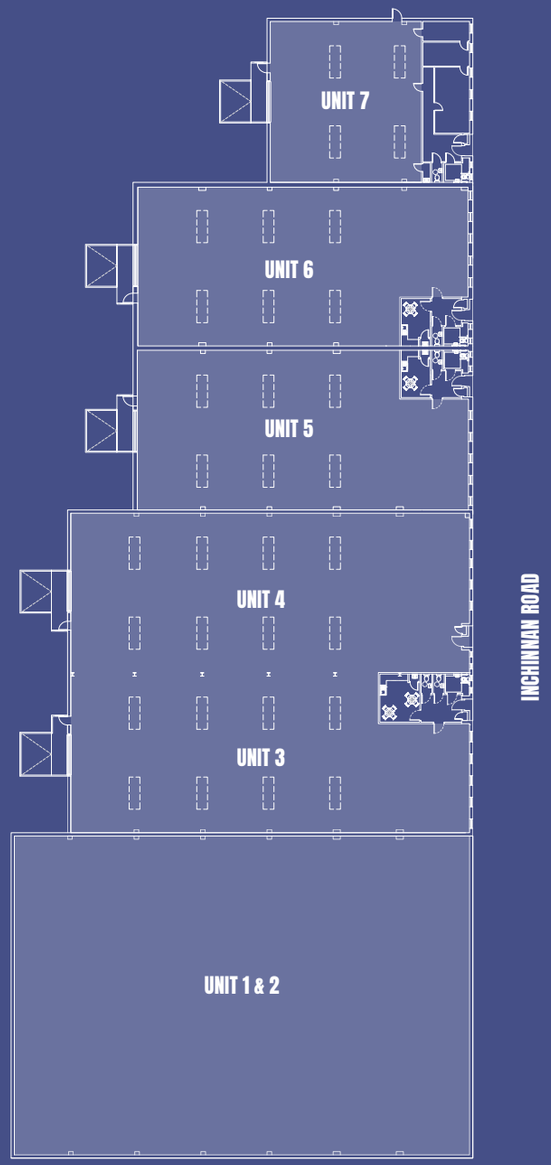
The estate is set within a well landscaped environment and comprises a mixture of industrial and roadside services units. The property is currently undergoing a full comprehensive refurbishment which is targeted for completion in Spring 2025 and will comprise a range of high quality industrial units.

FLOOR AREAS

There will be a range of sizes available from 3,000 - 12,000 sq ft units, with total possible accommodation up to 25,000 sq ft if required.

UNIT	SQ FT	SQ M
3 + 4	11,894	1,105
5	4,929	458
6	4,886	454
7	2,992	278

NETHERCOMMON INDUSTRIAL ESTATE



LEGAL COSTS

Each party will be responsible for their own professional and legal costs.

BUSINESS RATES

To be reassessed once refurbishment is complete.

SERVICE CHARGE & INSURANCE

The occupier will contribute to a proportionate share of the estate service charge and insurance. Full details are available on request.

TERMS

The units are available on FRI terms, for full availability details and quoting terms, please contact the marketing agents.

EPC

An EPC certificate can be obtained on request.

VAT

VAT will be charged at the prevailing rate.

CONTACT

For further information please contact:

PRECISE
COMMERCIAL PROPERTY

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