



For Lease

1B Lyon Road, Linwood, PA3 3BQ

- Food production unit benefitting from existing refrigeration units
- Accommodation extends to 352.13 m² (3,790 ft²)
- Convenient access to the A737 and M8 motorway
- Potential for 100% rates relief





Location

The subjects are located on Lyon Road, approximately 3 miles to the west of Paisley Town Centre.

The premises are conveniently located to benefit from excellent transport links with the A737 within a 3 minute drive. The A737 connects with the M8 providing access to Glasgow to the east and Dumbarton to the North West in less than 20 minutes.

Description

The premises comprise a mid-terrace light industrial unit within a parade of similar properties. The unit is of steel portal frame construction with brick dado walls to a height of approximately 2.9m, with profile metal cladding above underneath a pitched roof.

Internally the premises have been extensively fitted out with cold store refrigeration and freezer facilities across a number of compartments. The floor benefits from drainage channels.

The unit has a 3 phase power supply with lighting provided by fluorescent tube and diffuser fixtures.

The incoming occupier is to satisfy themselves in regard to the operational status of the refrigeration equipment.

Externally the property can provide a small secure yard area.

Accommodation

The floor area has been calculated on gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:

Warehouse: 352.13 sq m (3,790 sq ft)



Rateable Value

NAV/ RV £9,600.

EPC

The EPC for the premises is available upon request.

Terms

A new FRI lease is available for a term to be agreed between the parties.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

Legal Fees

Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated with Land and Buildings Transaction Tax and VAT thereon.

Viewings

For further information or to arrange a viewing please contact the sole marketing agents.

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