



For Lease

Unit 1C Lyon Road, Linwood, PA3
3BQ

- Established Industrial Location
- Accommodation extends to 320.54 sq m (3,450 sq ft)
- Convenient access to the A737 and M8 Motorway
- Within close proximity of Glasgow Airport
- Benefits from a shared secure yard



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. The property benefits from a secure shared yard, 3 phase power supply and a large electric roller shutter door suitable for the entry/exit of large haulage vehicles.

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: 320.54 sq m (3,450 sq ft)



Tenure

The properties are available to lease on Full Repairing and Insuring terms for a duration to be agreed by the parties. Further details available upon request.

Rent

Available on request

Rateable Value

N.A.V/R.V £9,100

Legal Costs

Each party will be responsible for their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

EPC

Available on request

For lease by Expressions of interest



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