



# INCHINNAN GATE

5 Inchinnan Drive, Inchinnan  
Renfrew, PA4 9AF

## FOR SALE/TO LET

Purpose Built Distribution Unit  
**133,316 sq ft capable of expansion with 450  
space car park. Total site area 13.8 acres**





# HIGHLIGHTS



Purpose built Distribution unit built in 2000 to a very **high specification**



**133,316 sq ft** (Warehouse **113,764 sq ft** Office **16,255 sq ft** Reception **3,297 sq ft**) approximately



**7.94M** clear head height to underside of steel beams



**35 KN/m2** floor loading



**9** dock level loading bays + **3** additional bays and **1** ground level loading door



**2** recycle bays



PV Panels with a **456kw capacity**



**450** car spaces



**37** Trailer parking bays



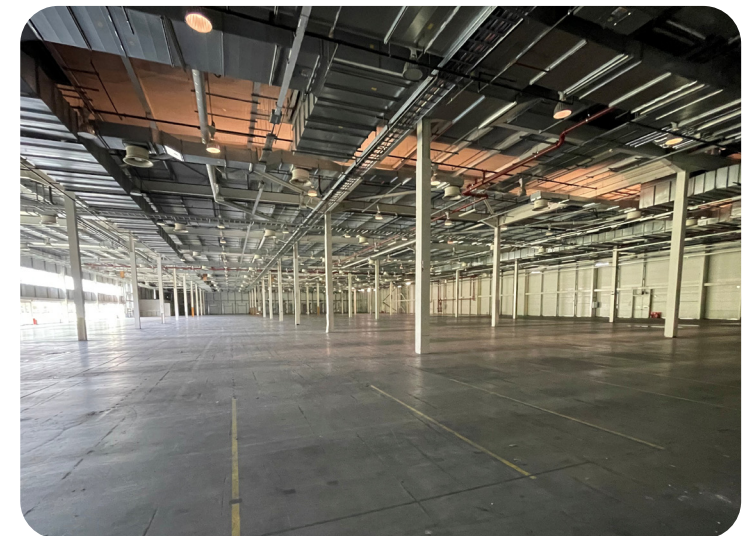
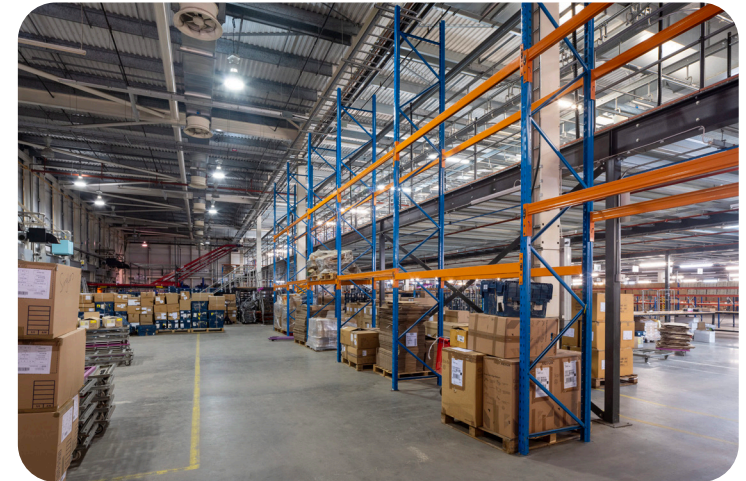
Total site area **13.8 acres**



Low site cover **20%**



Prominent position with excellent visibility from **Glasgow International Airport** and the **M8 motorway**



# LOCATION

**Inchinnan Business Park is located in Renfrewshire, approximately 2 miles north of Glasgow International Airport and 12 miles west of Glasgow City Centre by road.**

The Park is accessed from the A726 Barnsford Road which links with the M8 motorway within 2 miles at Junction 29 (St James' Interchange) which provides a direct route to Glasgow city centre and links with the M74 and M77 motorways at Plantation.

The new River Clyde crossing between Renfrew and Yoker will improve the road links with the North of the city.

Renfrewshire has a population of 179,940 and is the 10th highest populated of all 32 council areas in Scotland. The greater Glasgow area, including Inchinnan has a total population in the region of 2.5 million.



## TRAVEL DISTANCES

<b>Glasgow</b>	12 miles	<b>Inverness</b>	179 miles
<b>Edinburgh</b>	60 miles	<b>Carlisle</b>	105 miles
<b>Stirling</b>	40 miles	<b>Manchester</b>	224 miles
<b>Aberdeen</b>	156 miles	<b>London</b>	411 miles

## SITUATION

The property is located on a prime site within Inchinnan Business Park, overlooking Glasgow International Airport with a south facing aspect. The building is highly visible from the airport and the M8 Motorway.

The main entrance to the property is off Inchinnan Drive. There is a secondary access to car park from Cartside Avenue and the yard area is accessed from Fountain Avenue, which is accessed off the main estate

road, Barnsford Avenue. Inchinnan Business Park was initially developed in the 1990's and is now almost fully developed. There have been a number of high-quality developments on the park attracting many well-established companies including, Rolls Royce, Thermo Fisher Scientific, Peak Scientific, Professional Beauty Systems, Bray Controls, Eclipse Blind Systems, Terumo Aortic and The National Construction College.



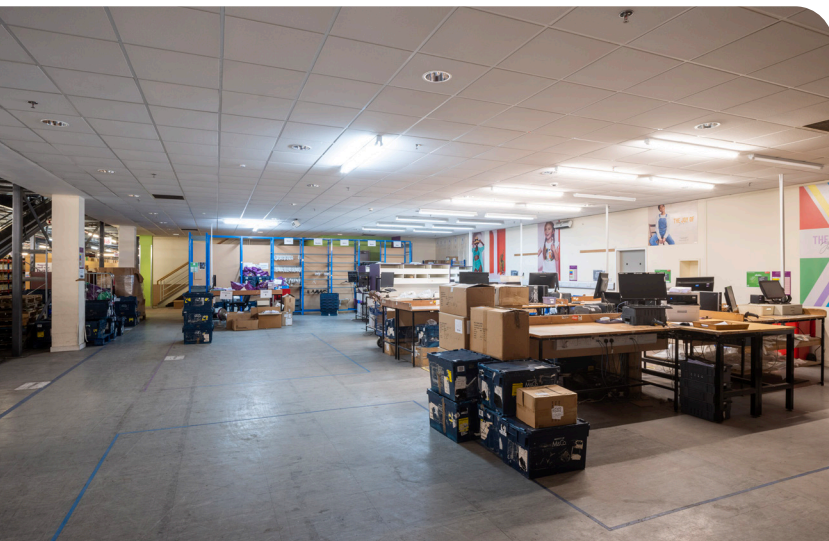






# DESCRIPTION

The property is an exceptional facility, originally purpose built for the American computer manufacturer, Compaq, in 2000 and then operated as the Head Quarters for M&Co from 2007.



## DISTRIBUTION UNIT

- Steel Frame construction
- Clad in a **60mm** thick Kingspan composite panels
- **7.94m** clear head height
- **35 KN/m2** Floor loading
- High bay sodium lighting
- **4 x large Gas fired warm air blowers** distributed by a ducting system
- **9** dock level loading bays + **3** additional bays
- **1** ground level loading door
- **2** recycle bays
- **51m** deep secure concrete yard area and floodlight
- **37** Trailer parking bays
- External **CCTV camera system**, **security gate house** at yard entrance and **security barrier** entrance to car park
- Capable of accommodating a **55,000 sq ft** extension
- Potential for full circulation
- Opportunity to cross dock – **40m yard** on west elevation and **28m yard** on east elevation



# ACCOMMODATION

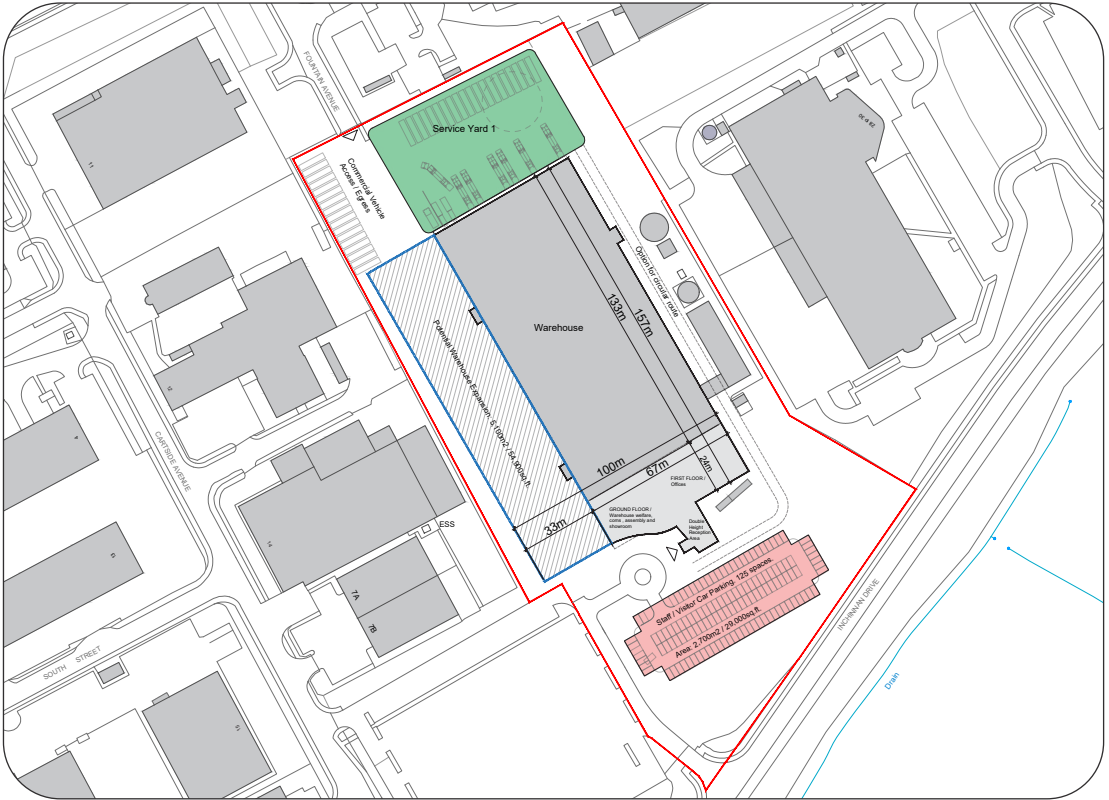
The property provides the following Gross Internal Areas: –

## WAREHOUSE BUILDING

	LEVEL	M <sup>2</sup>	SQ FT
Warehouse	GF	10,568.9	113,764
Offices	FF	1,510.1	16,255
SUB TOTAL		12,079.0	130,019

## RECEPTION

Reception		306.3	3,297
SUB TOTAL		306.3	3,297
TOTAL		12,385.3	133,316



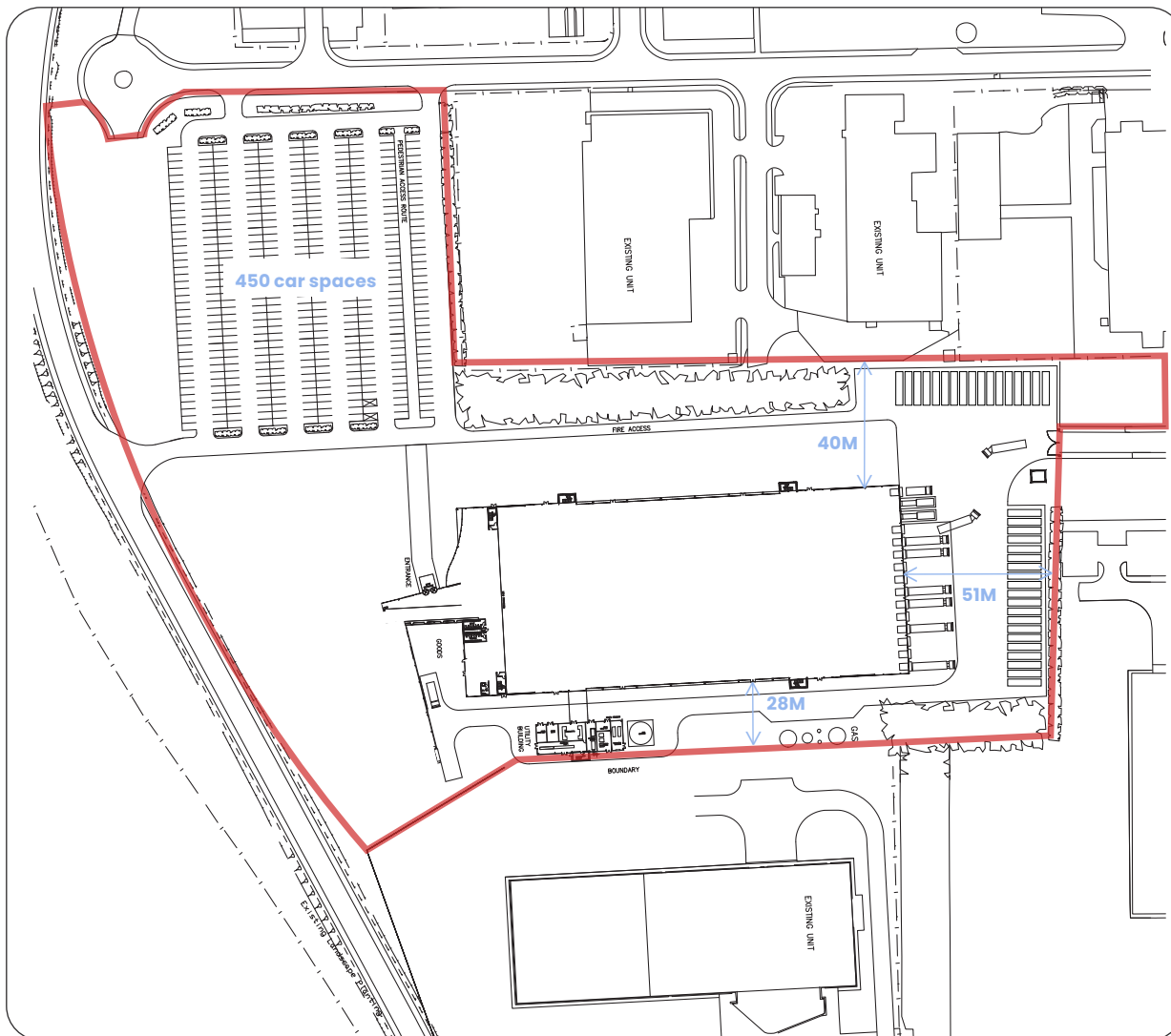


## SITE AREA

The site extends to 13.8 acres (5.6 hectares).

## DEVELOPMENT

The current low site cover offers the potential to extend the building and develop on part of the car park. Alternatively to reconfigure the building and have yard areas and loading on three elevations.



## SOLAR PV PANEL

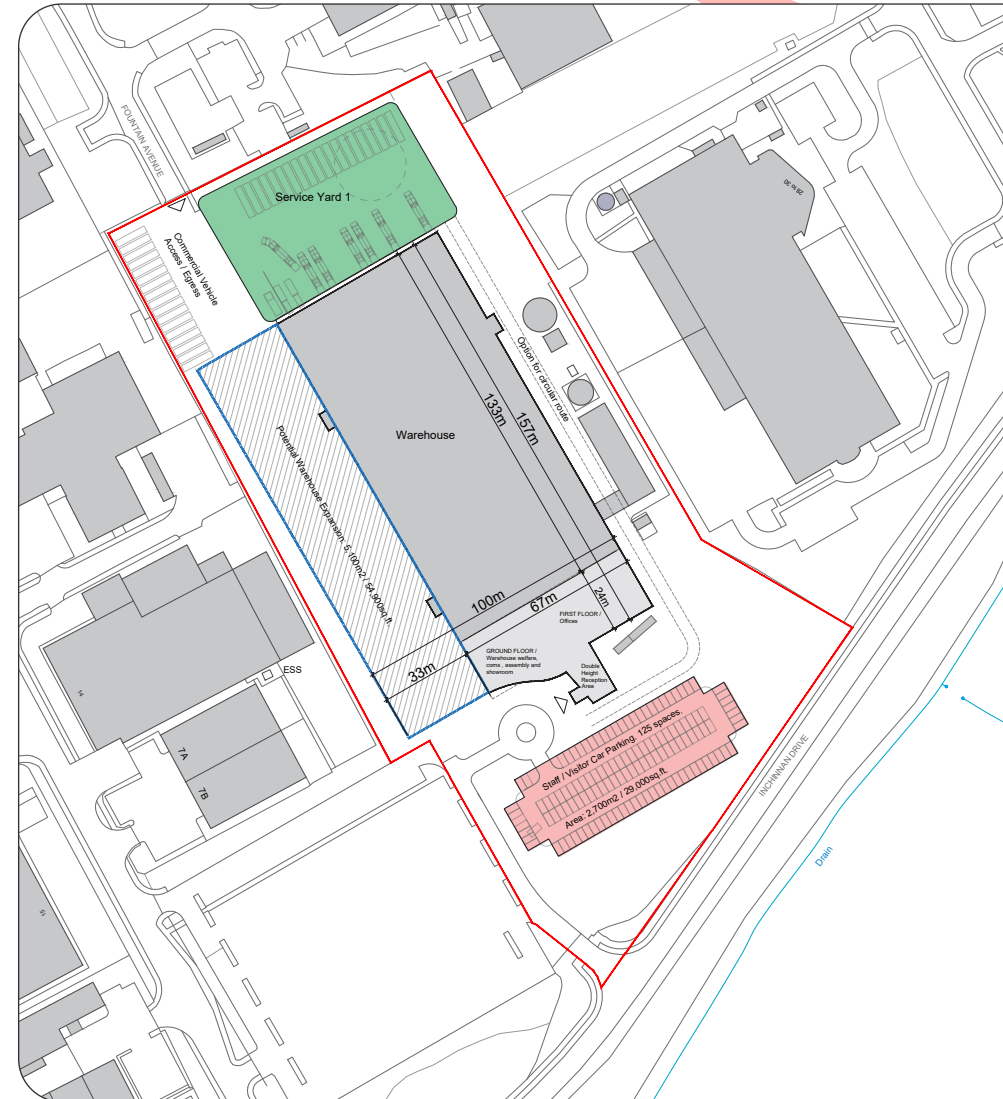
There are Solar PV panels on the roof of the distribution unit installed in 2015 with a 456kw capacity. The average annual generation for 2016 – 2021 is 326,969 kw/h. The panels are also accredited under the Feed in Tariff Incentive Scheme which provides income for 20 years, indexed linked payments from date of registration. Surplus energy that is not used on site can be exported to the Grid which attracts an export tariff.



# EXPANSION OPTIONS

## OPTION 1

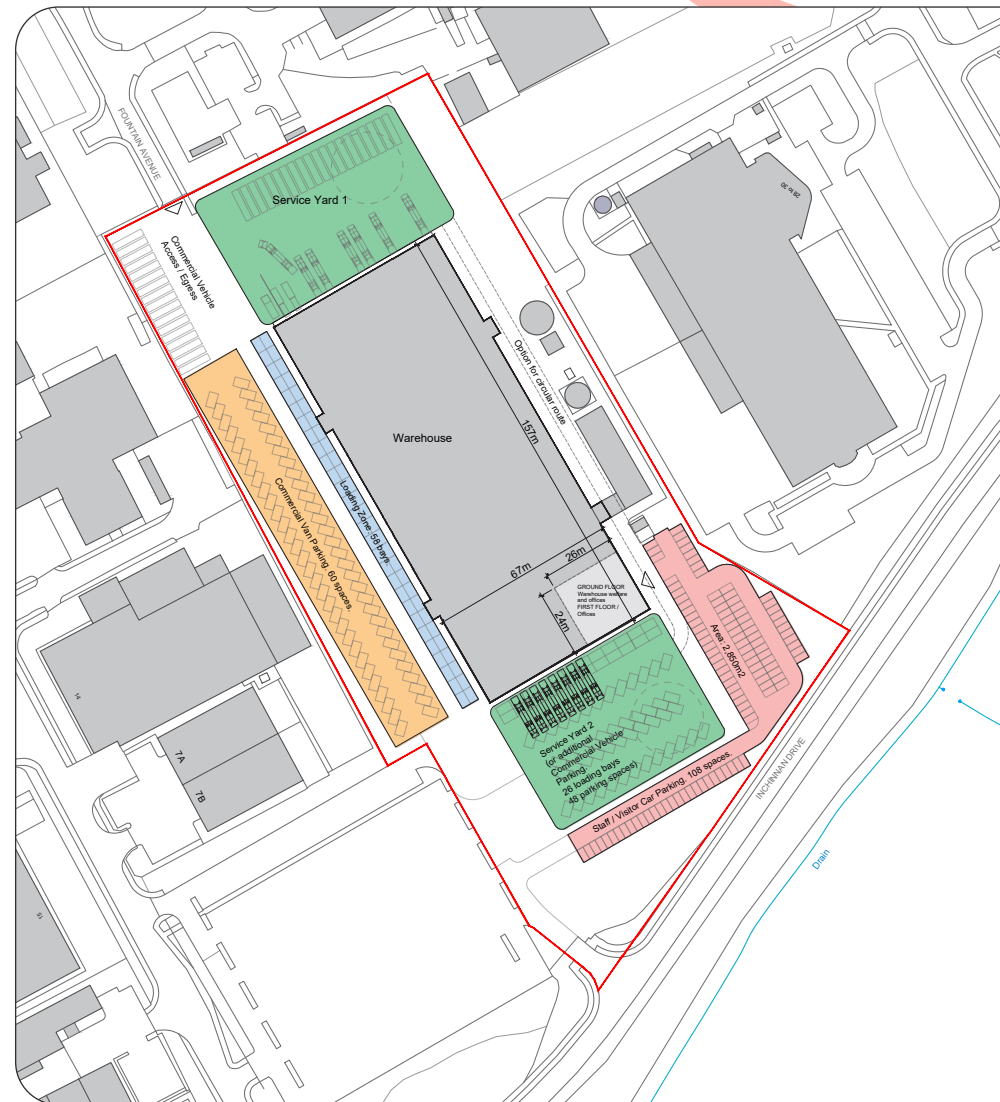
- 55,000 sq ft extension to the warehouse
- Total warehouse area 169,000 sq ft
- Total property area 188,216 sq ft





## OPTION 2

- New loading on South and West elevations providing an additional 82 delivery van loading bays
- Yard extended along the South and West elevations providing an additional 108 van spaces





## RATING ASSESSMENT

NAV/RV – £805,000.

## PLANNING

Use Class **4, 5 & 6**.

## TENURE

The property is held on a ground lease with **the tenant having the right to buy the Heritable interest** (Scottish equivalent of Freehold) **for £1 at anytime after 28 May 2025**. The ground rent is currently **£10,000 pa** until **21 February 2025**. From **22 February 2025** the ground rent will be **£1 pa** if asked for the remainder of the term. The ground lease expires **2 April 2102**.

## PRICE

£14,000,000

## LEASE TERMS

The property is **available to lease on Full Repairing and Insuring (FRI)** terms.

## RENTAL

£1,200,000 per annum.

## EPC

**EPC rating – C**. An Energy Performance Certificate is **available on request**. No Action Plan is required as the **building meets the 2002 building regulations**.

## VAT

**The property is elected for VAT**. On this basis VAT will be payable on the purchase price and the rent.

## ANTI-MONEY LAUNDERING REGULATIONS

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, **the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase**, before the transaction can proceed.

## LEGAL COSTS

Each party will be **responsible for their own costs** incurred in connection with this transaction, with the **incoming tenant being responsible for LBTT, registration dues and VAT** incurred thereon.



## FURTHER INFORMATION

For further information or to arrange an inspection, please contact the agents:



**Contact: Andrew McCracken**  
**Andrew.D.McCracken@jll.com**



**Contact: Ross Burns**  
**ross@burnspropertyconsultancy.com**

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