

RENFREW TRADING ESTATE.

Glasgow, PA4 9EN

TO LET
UNIT 3
7,505
SQ FT

- ❑ High quality refurbished warehouse / distribution unit
- ❑ Extensive office / showroom accommodation
- ❑ Excellent access to the M8 motorway
- ❑ Three phase power supply
- ❑ Minimum clear eaves height of 4.10m
- ❑ Fully secured dedicated yard and parking extending to c.0.29 Acres
- ❑ 0.5 miles from the new Renfrew Bridge



LOCATION.

The estate benefits from excellent access to the Scottish Motorway Network with Junction 26 of the M8 located approximately 2 miles south-east which in turn connects with the M74, M77, M80 and beyond.

Glasgow International Airport is located 2 miles south of the subjects via Inchinnan Road (A8). Renfrew Trading Estate fronts Argyll Avenue which is now the main road link to the new Renfrew Bridge (opened May 2025) connecting Renfrew and Yoker, increasing connectivity between north and south of Glasgow. Renfrew Trading Estate is situated within the Clyde Waterfront & Renfrew Riverside and Glasgow Airport Investment Area which is benefiting from £1.13bn of investment. Neighbouring occupiers included Company Shop, Matalan, JD Gyms, Diageo, The Salvation Army and Brian Adam's Transport.

ACCOMMODATION.

The following Gross Internal Area (GIA) sizes have been measured:

	SQ FT	SQ M
Warehouse	5,012	465.63
Office / Showroom	2,493	231.60
TOTAL	7,505	697.23

DESCRIPTION.

Unit 3 Renfrew Trading Estate comprises a detached industrial / warehouse unit. Extensively refurbished, the unit is of steel portal frame construction and benefits from a minimum clear eaves height of 4.10m.

The unit benefits from extensive office / showroom accommodation to the front, which leads into a clear open warehouse with electric roller shutter door providing vehicle/goods access. The unit benefits from access to a dedicated secure yard which also provides dedicated parking for the premises, extending to 0.29 Acres.

Unit 3 Renfrew Trading Estate benefits from Class 6 Storage & Distribution planning consent. Class 5 General Industry is also being sought for the property.

LEGAL COSTS.

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

EPC.

Energy Performance Certificates have been prepared and copies are available upon request.

VAT.

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

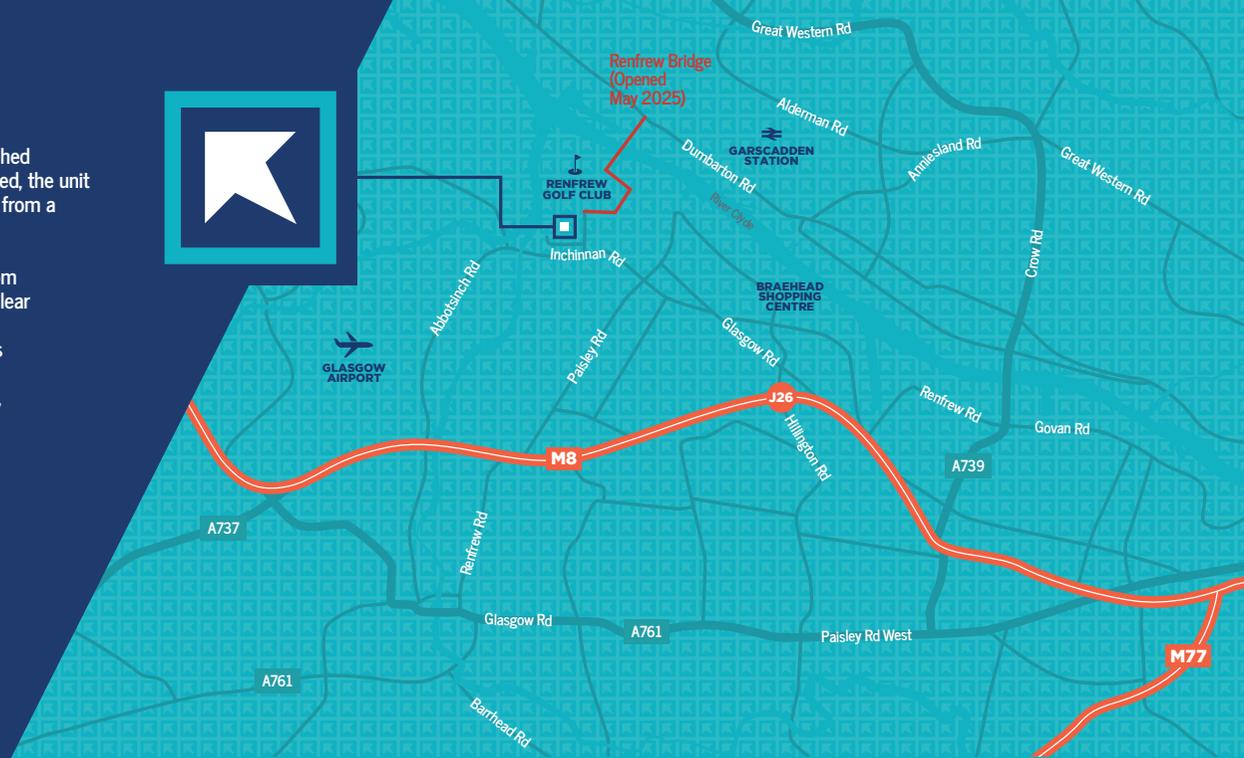
BUSINESS RATES.

Please refer to the Scottish Assessors Website (www.saa.gov.uk) Please note that any ingoing occupier will have the opportunity to appeal the current Ratable Value.

LEASE TERMS.

The accommodation is available to lease on new Full Repairing and Insuring terms for a period to be agreed. Rent available on application.

PROPERTY MISDESCRIPTIONS All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. March 2026.



FURTHER INFORMATION.

For further information and viewing arrangements contact

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