

DM HALL

To Let

Industrial



**Building B,
11 Fulbar Road,
Paisley, PA1 2XR**

**355.03 sq m
(3,822 sq ft)**

Property Details

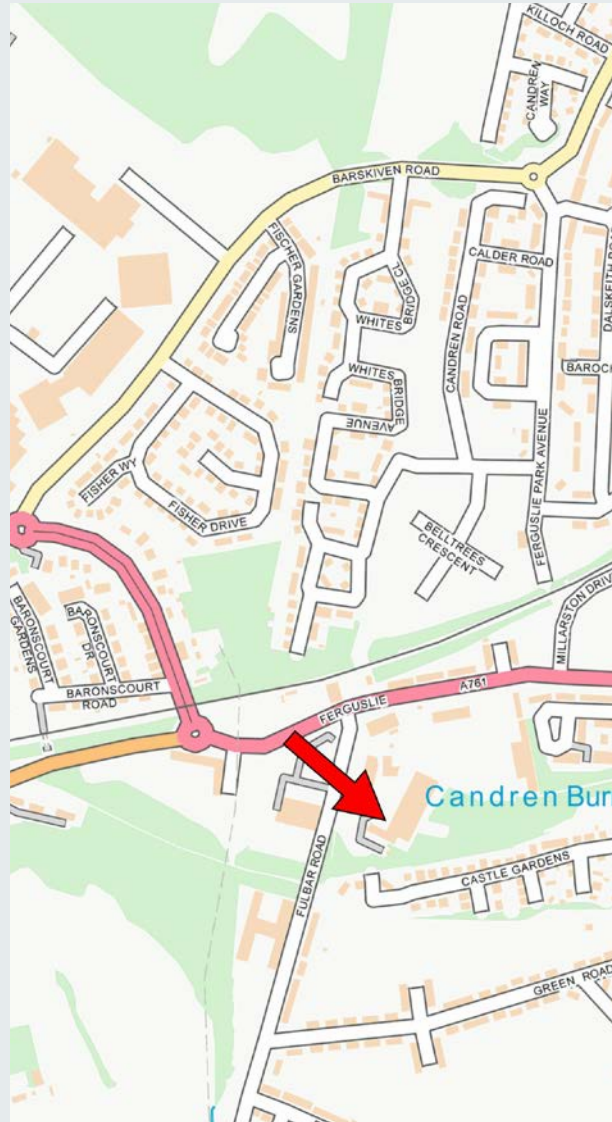
- Prominent industrial premises.
- Easy access to Paisley town centre.
- Close proximity to the national motorway network.
- Rental offers over £20,000 per annum are invited.

LOCATION

The subjects are located within Millarston Industrial Estate, accessed from the north side of Fulbar Road next to the A761 junction. Glasgow city centre lies approximately 12 miles to the east.

Millarston Industrial Estate is located in the west end of Paisley, close to Linwood. Junction 25 of the M8 motorway and the A737 are within a short drive.

The immediate surrounding area is mixed in nature with industrial, retail and residential occupiers. Neighbouring occupiers include Extreme Gym, Aldi, CGC Steel and BP Petrol Station.



Property Details

DESCRIPTION

The subjects comprise a single storey industrial premises, surmounted by a pitched roof, previously used for industrial manufacturing.

Internally, the unit is rectangular in nature accommodating an open plan warehouse. Vehicular access is provided via electric roller shutters and an additional single entrance door from a communal yard area.

The subjects benefit from a generous eaves height of 3.21m and apex height 7.7m.

There is scope to lease an additional yard area adjacent to the property which extends to approximately 0.5 acres.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

355.03 SQ.M. (3,882 SQ.FT.)

NON-DOMESTIC RATES

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £20,000, in effective of 01/04/2026. Please note that a new occupier has the right to appeal the current assessment.

LEASE TERMS

Offers over £20,000 per annum are invited.

Please contact the letting agent for further information on pricing of the additional yard space.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, where applicable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



Make an enquiry

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DM HALL



Regulated by

RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.