

PRICE REDUCED  
TO SELL QUICKLY



**THISTLE**  
**HOUSE**

INCHINNAN ROAD  
PAISLEY  
PA3 2RE

### FOR SALE

- Detached modern industrial warehouse
- Close proximity to Glasgow International Airport and M8 motorway
- Racked warehouse accommodation
- High quality 2 storey-offices
- 5.6m minimum eaves

# THISTLE HOUSE

INCHINNAN ROAD  
PAISLEY  
PA3 2RE

## LOCATION

The property is located in Paisley, Scotland's largest town 7 miles west of Glasgow. Paisley benefits from having excellent communication links by road (M8 motorway) and rail (Paisley Gilmour Street Station) to the Central Belt of Scotland and beyond.

The property is located within a busy industrial/commercial location which benefits from close proximity to Glasgow International Airport and the M8 motorway which is approximately 0.5 miles to the north west accessed via Junction 28.

## DESCRIPTION

The premises comprise a detached modern built industrial unit of steel portal frame construction with a profile metal pitched roof and metal clad elevations. The property sits on an L shaped site extending to 0.821 acres in total.

Internally the property provides a combination of open plan warehousing and office accommodation over 2 storeys.

The warehouse is accessed via 2 electric roller shutter doors and is built to a good specification including a concrete screed floor, sodium pendant lighting fixtures, and a minimum eaves height of 5.6m.

The office accommodation is similarly finished to a good standard with suspended tile ceilings incorporating recessed lighting panels and carpet tile flooring.

## 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	928 sq m	9,988 sq ft
GF Office	238 sq m	2,557 sq ft
1st Floor Office	161 sq m	1,737 sq ft
<b>TOTAL</b>	<b>1,327 sq m</b>	<b>14,282 sq ft</b>

Site area: 0.332 ha (0.821 acres)

## RATING

The property is entered into the valuation role as: NAV/RV £59,800.

## EPC

The building's EPC rating is E-65.

## TERMS

Our client is offering their freehold interest in the premises. Further details are available through the sole selling agents.

## PRICE

Our client is seeking offers in excess of £525,000.

## VAT

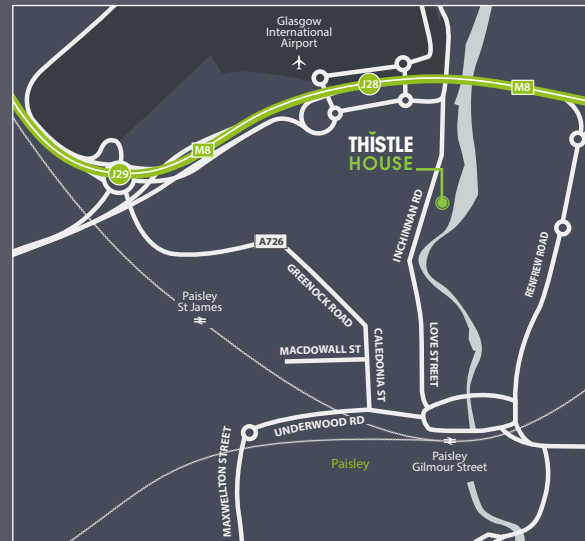
Unless otherwise stated, all figures are quoted exclusive of VAT.

## 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 selling agent:



**Andrew McCracken**  
0141 567 6635  
andrew.d.mccracken@eu.jll.com  
**Andrew Armstrong**  
0141 567 6628  
andrew.armstrong@eu.jll.com

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