

TO LET - INDUSTRIAL

STORAGE & DISTRIBUTION FACILITY

LINWOOD, PA1



KEY HIGHLIGHTS

- 42,043 sq ft
- High spec new-build storage and distribution unit
- Highly convenient M8 motorway access via 29
- 6.5m eaves rising to 9.85m at the pitch
- Available for immediate occupation
- Located within the Linwood area of Glasgow
- Secure concrete yard space

SUMMARY

Available Size	42,043 sq ft
Rent	£6.50 per sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

High-spec new build storage and distribution unit available for immediate occupation.

Steel-portal frame construction with concrete block up to dado level, insulated cladding above together with a pitched roof clad with insulated panels incorporating roof lights allowing for excellent levels of natural daylight.

Externally benefits from a generous secure concrete yard space.

The clear internal eaves height is 6.5m rising to 9.8m at the pitch.

LOCATION

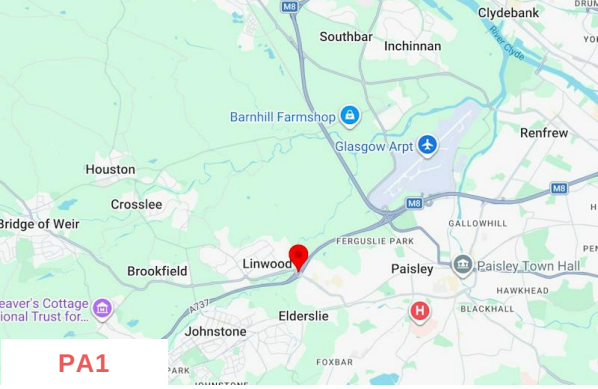
The subjects are located within the Linwood area of Glasgow just 10 miles west of the city centre.

Highly convenient M8 motorway access is available via Junction 29 that connects with the M74 and M77 travelling east.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	42,043	3,905.92	Available
Total	42,043	3,905.92	



VIEWING & FURTHER INFORMATION

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