

TO LET - INDUSTRIAL / TRADE COUNTER

RENFREW TRADING ESTATE

ARGYLL AVENUE, RENFREW, PA4 9EN



KEY HIGHLIGHTS

- 9,946 to 22,639 sq ft
- Excellent M8 motorway access
- 3 x phase power supply
- Communal use of over 500 car parking spaces
- Enhanced retail and storage & distribution planning consent
- Scope to combine units to satisfy larger requirements
- 5M eaves
- Secure generous concreted yard space to rear of units

SUMMARY

Available Size	9,946 to 22,639 sq ft
Rent	£6.50 per sq ft
Rates Payable	£2.43 per sq ft Based on 2022 / 2023 rates
Service Charge	£0.61 per sq ft Tenants will pay their proportionate share of the service charge budget.
Car Parking	N/A
Estate Charge	N/A
BER Rating	BER exempt - EPC has been commissioned, will be available in less than 28 days

DESCRIPTION

Renfrew Trading Estate comprises an 'L' shaped terrace of enhanced warehousing accommodation. The units are of steel portal frame construction and benefit from a minimum clear eaves height of 5m.

The units benefit from attractive shop fronts with pedestrian access to the front elevation and vehicular access to the rear. Each unit benefits from access to a large secured yard to the rear and communal use of over 500 car parking spaces to the front elevations.

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 will be the main road link to the new bridge 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 and Diageo.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 14	9,946	924.01	£6.50 /sq ft	Available
Unit - 15	12,693	1,179.22	£6.50 /sq ft	Available
Total	22,639	2,103.23		



VIEWING & FURTHER INFORMATION

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