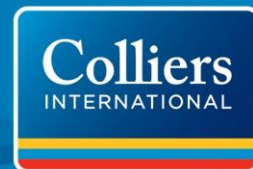


PRELIMINARY DETAILS

TO LET

HIGH QUALITY WAREHOUSE/PRODUCTION UNIT
WITH OFFICES & SECURE YARD



NEW TO MARKET



2 Cartside Avenue, Inchinnan Business Park, Inchinnan PA4 9RX

- Established business location
- Close proximity to J29 M8
- Adjacent to Glasgow International Airport
- 7.25m eaves
- Secure Yard
- High Quality Offices
- Expansion capability

30,072 sq ft (2,794 sq m)
on a site of 4.73 acres (1.91ha)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Logistics & Industrial
0141 226 1056
iain.davidson@colliers.com

Or our Joint Agents

Stephen St. Clair
Rosslyn Property
0141 422 0021
stephen.stclair@rosslynproperty.com

Property Ref: [22733](#)

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9 George Square
GLASGOW
G2 1DY
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LOCATION

Inchinnan Business Park is a well-established business park set in a mature landscaped environment which was originally established to provide modern accommodation for manufacturing and technology companies. With its close proximity to Glasgow International Airport it is also attractive to inward investors and to indigenous companies with links abroad.

The Park is located approximately 1 mile to the north of both Glasgow International Airport and J29 of the M8 motorway on the A726 to Erskine. J29 provides the easiest access to Glasgow, approximately 10 miles to the east and Greenock approximately 17 miles to the west and J29 also provides direct access to Paisley.

Inchinnan is home to a host of UK and international companies including; Rolls Royce, Thermo Fisher, Aulds, Peak Scientific, The National Construction College, McGeoch Marine, Wartsila, Vascutek, Dee-Organ, Thomas Johnstone, Toll and M&Co.

DESCRIPTION

The property comprises a modern steel portal frame detached warehouse with integral 2 storey offices, associated yard and car parking all within a landscaped environment and benefitting from the following salient features:

Warehouse

- 7.25m eaves height, rising to 8.25m at apex
- 2 electrically operated up & over ground level vehicular doors
- Ceiling hung gas fired warm air blowers
- Ceiling hung sodium lighting

- Polished concrete floor
- Painted blockwork dado walls with profile metal cladding above to eaves
- Profile metal sheeted roof
- 10% translucent rooflights
- Male & female WCs
- CCTV

Offices

Accommodation comprises; attractive full height glazed entrance foyer/reception, open plan office, comms room, tea prep and WCs. Conference room, general office tea prep and WC at 1st floor level.

- Carpet floor coverings
- Painted plasterboard walls
- Suspended acoustic tiled ceilings with Cat 2 lighting inset
- Gas fired domestic style radiators
- Perimeter trunking
- Double glazed aluminium framed windows
- WCs on both floors

Externally there is a secure concrete yard with vehicular access to and from the warehouse via 2 electrically operated ground level vehicular doors. There is monoblocked surfaced car park to 3 sides of the building providing approximately 35 dedicated car parking spaces. There is also an area of land to the rear of the building, fronting Barnsford Road, offering expansion capability.

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ACCOMMODATION

The Property has the following approximate gross internal floor areas:

	sq ft	sq m
Warehouse	26,108	2,425.51
Ground Floor Offices	2,760	256.41
First Floor Offices	1,204	111.86
TOTAL	30,072	2,793

We estimate from Promap that the total site area extends to approximately 4.73 acres (1.91ha).

RATEABLE VALUE

We understand that the property is entered in the current Valuation Roll as follows:-

Warehouse £145,000

Based on the current UBR poundage, rates payable by an occupier in 2019/20 will be £74,820 (excl. water charges). Any new occupier will have 6 months to appeal the Rateable Value, if they so wish.



TERMS

The property is available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed between the parties.

RENT

On application.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs and in the normal manner the ingoing tenant/purchaser will be responsible for any Stamp Duty land tax and registration fees.

VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT.

EPC RATING

EPC Rating = D

