

# UNIT 3

RIVER PARK INDUSTRIAL ESTATE, LINWOOD

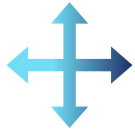


**INDUSTRIAL WAREHOUSE UNIT**

**TOTALING 28,005 SQ FT (2,602 SQ M)**

**THE UNIT IS TO UNDERGO A FULL AND COMPREHENSIVE REFURBISHMENT**

## DESCRIPTION



**AREA**  
28,005 SQ FT



**YARD**  
C. 40M



**EAVES**  
C. 8M



**TO BE FULLY  
REFURBISHED**

**SEPARATE ACCESS INTO THE UNIT**

## LOCATION

Linwood lies approximately 11 miles west of Glasgow situated within Renfrewshire, with Glasgow Airport lying to the east of the town. The Estate has a catchment of 175,000 persons, which along with Greater Glasgow and Clyde accounts for 25% of Scotland's population.

Strategically located for transport links:

- 2 minute drive from the A737
- 1 mile from J29 of the M8
- 2 miles from Johnstone train station
- Only 3 miles from Glasgow Airport



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