

## TO LET - INDUSTRIAL

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UNIT 2 LAIGH PARK

140 ABERCORN STREET, PAISLEY, PA3 4DF



### KEY HIGHLIGHTS

- 1,750 sq ft
- Provides very well presented industrial accommodation with offices
- 5.5M eaves
- New FRI lease available - £19,250 per annum + VAT
- Modern industrial unit within secure gated setting
- Convenient M8 motorway access
- Short walk to Paisley town centre / public transport links
- Eligible for 100% rates relief under the Small Business Bonus Scheme

## SUMMARY

Available Size	1,750 sq ft
Rent	£19,250 per annum
Rates Payable	£3,087.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Mid-terraced modern industrial unit of steel portal frame construction within secure gated setting.

Externally benefits from a full height electrically operated vehicle access door with adjacent pedestrian access door contained within an attractive shopfront. The roofs are clad with insulated panels incorporating roof lights allowing for excellent levels of natural daylight. 5.5m eaves provided.

Internally bright open plan workshop / warehouse accommodation is provided complete with amenity block including containing male and female WCs, office, tea prep with LED lighting units throughout.

## LOCATION

Laigh Park is situated just 1 mile north of Paisley town centre and approximately 10 miles west of Glasgow city centre.

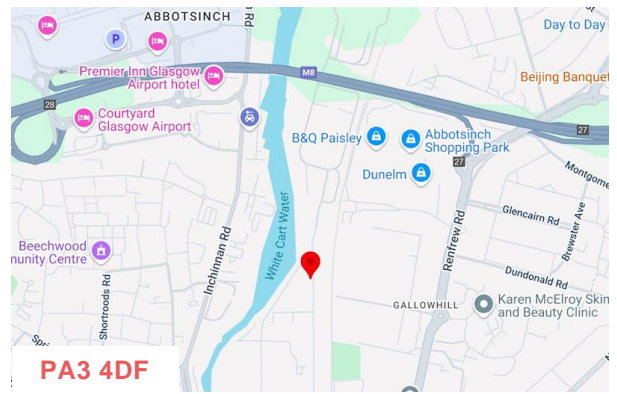
Convenient M8 motorway access is provided via Junction 27 a short distance north allowing for travel in both directions east and west. Glasgow International Airport is a 5 minute drive north.

Convenient access to public transport links are provided with Gilmour Street Railway Station less than a mile south whilst regular bus services operate on Renfrew Road.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,750	162.58	Available
<b>Total</b>	<b>1,750</b>	<b>162.58</b>	



## VIEWING & FURTHER INFORMATION

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