



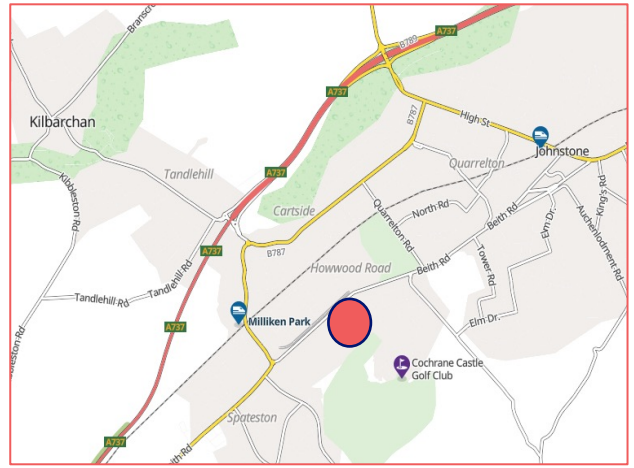
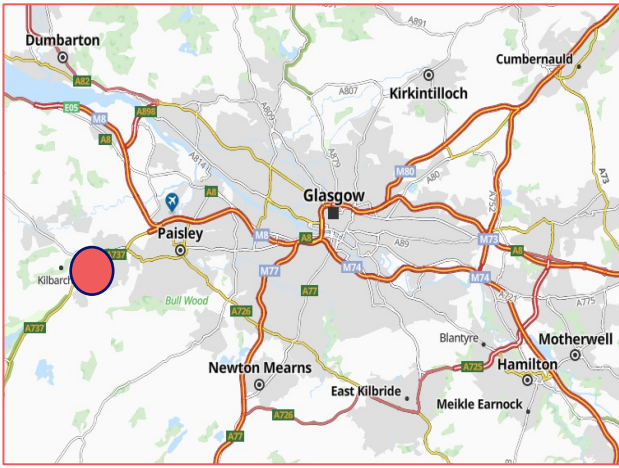
## FOR SALE

### INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH FULL PLANNING CONSENT

## 2.25 ACRES

### BEITH ROAD, JOHNSTONE, PA5 0AZ

- Full planning for 13 light industrial units
- Each unit = 1,668 SQ FT
- Total developable GIA = 21,684 SQ FT
- May be suitable for alternative uses, subject to planning
- Historically benefitted from planning for 26 residential units
- Also benefitted from historic outline planning for a care home



## LOCATION

The subjects are located within Johnstone which is situated within the Renfrewshire Local Authority Region approximately 15 miles west of Glasgow City Centre.

More specifically the site is situated on the south side of Beith Road opposite West Johnstone Learning Centre & Cochrane Castle Primary School.

The A737 is situated just 1 mile north that connects with the M8 at Glasgow Airport in turn connecting with the M74 and M77 beyond.

Nearby public transport links are provided with regular bus services operating on Beith Road whilst Milliken Park Railway Station is just a 10-minute walk north.

## DESCRIPTION

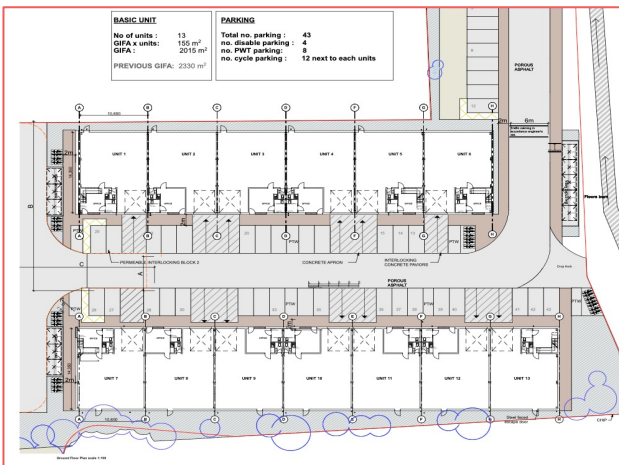
- Development opportunity with full planning consent for 13 x light industrial units
- Each unit = 1,668 SQ FT
- Total developable GIA = 21,684 SQ FT
- Link to planning portal here [HERE](#)

Previous planning consents include;

- 26 residential units; 8 semi-detached houses and 18 flats
- Outline planning for nursing home

All planning queries should be made to Renfrewshire Council Planning Department on 0300 300 0144.

## PROPOSED INDUSTRIAL LAYOUT



## SITE AREA

2.25 Acres

## ASKING TERMS

Offers are invited for our client's heritable interest with the benefit of the existing planning consent.

## VIEWING & FURTHER INFORMATION




Gregor M Brown

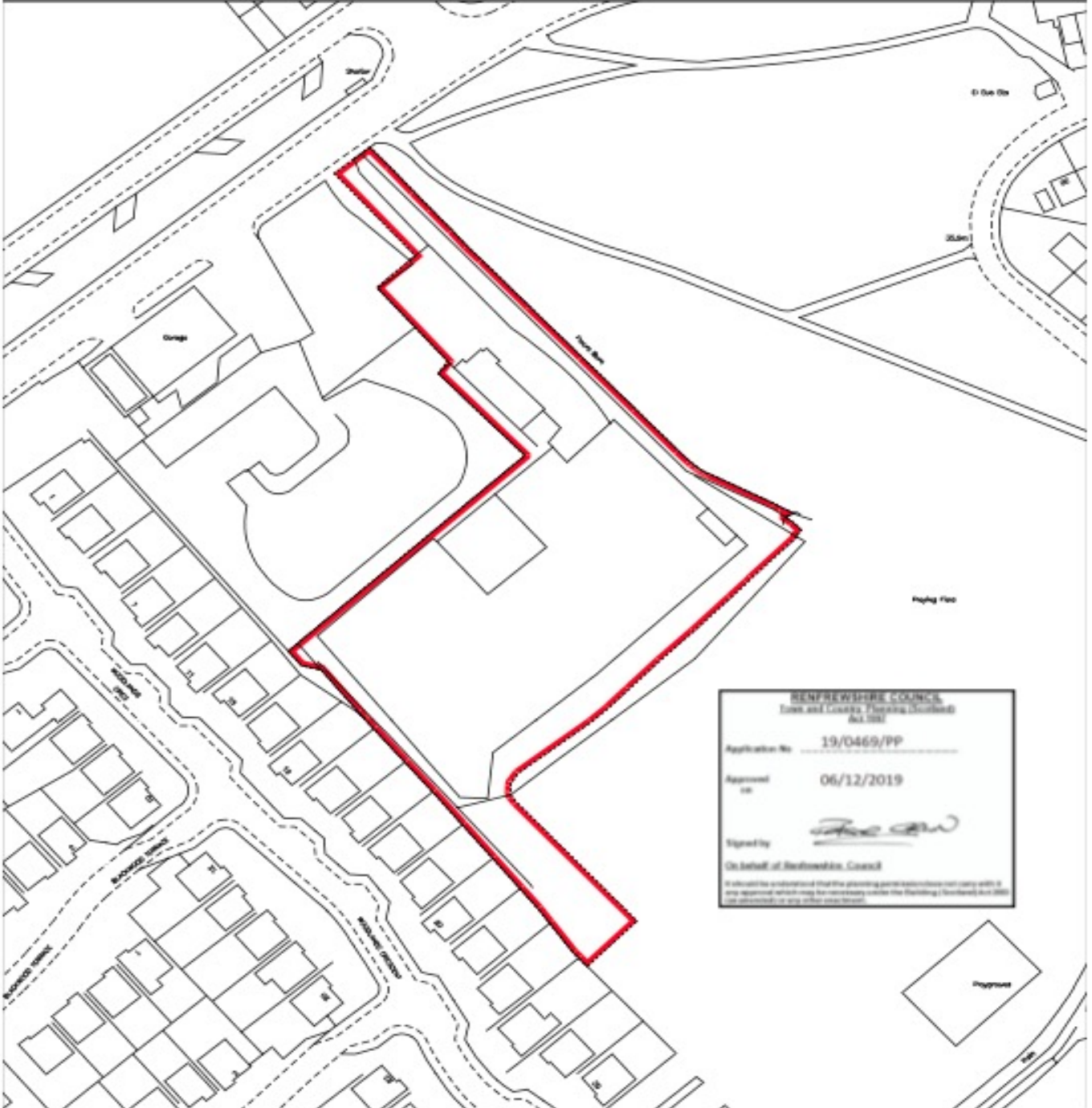
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 <b>LAND REGISTER OF SCOTLAND</b>	Officer's ID / Date	TITLE NUMBER
	6921 26/4/2018	<b>REN32059</b>
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
	NS4161NE NS4261NW NS4162SE NS4262SW	Survey Scale 1/1250
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**BENFLETHORE COUNCIL**  
 Town and Country Planning Committee  
 BA1 2SE

Application No. 19/0469/PP

Approved on 06/12/2019

Signed by 

On behalf of Benflethore Council

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