



## TO LET – INDUSTRIAL / TRADE-COUNTER PREMISES

2,700 SQ FT

UNIT 21, SCOTT'S ROAD, PAISLEY, PA2 7AN

- End-terraced industrial premises forming part of popular multi-let estate
- Convenient M8 motorway access
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Neighbouring occupiers include Dulux Decorator Centre, JEM Carpets and Carpetronic

## LOCATION

- Scott's Road is situated just 2 miles east of Paisley Town Centre & 7 miles west of Glasgow City Centre and is accessible off Hawkhead Road
- Junction 27 of the M8 is situated just 2.5 miles north and connects with the M77 and M74 beyond.
- Convenient access to public transport links are provided with Hawkhead Railway Station a 5-minute walk from the property whilst regular bus services operate on Hawkhead Road and Glasgow Road.
- Neighbouring occupiers include Dulux Decorator Centre, JEM Carpets, Door Store Direct and Carpetronic.

## DESCRIPTION

- End-terraced industrial premises
- Steel frame construction surmounted by truss roof clad with insulated panels with daylight
- Customer / staff parking found to the front
- Vehicle roller shutter 4.37m wide x 3.5m high with adjacent pedestrian access door
- Internally provides open-plan warehouse accommodation with offices and WC's
- 3 x phase power
- Benefits from LED lighting units throughout
- Property to be fully redecorated

## ACCOMMODATION

GIA 250.84sq m 2,700 sq ft

The clear internal eaves height is 3.5m to the underside of the trusses.

## BUSINESS RATES

The subjects are entered in the Valuation Roll with a Rateable Value of £7,700.

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## ASKING TERMS

Available on the basis of a new FRI lease at a rent of **£18,900 per annum + VAT**

## VIEWING & FURTHER INFORMATION

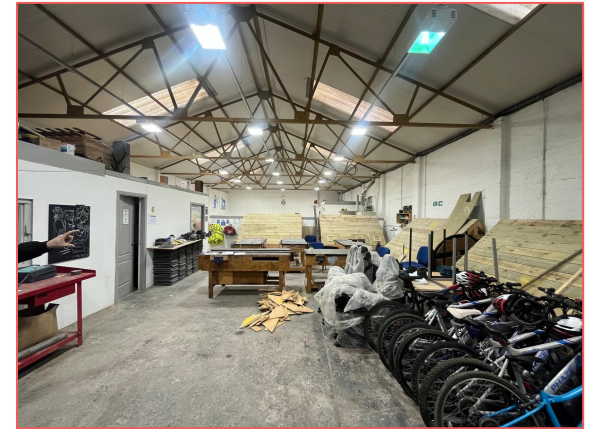
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