



## TO LET

UNITS 10+11 AIRLINK INDUSTRIAL ESTATE  
GLASGOW, PA3 2AY  
4,500 - 9,000 sq ft

- Strong location adjacent to M8 Motorway + Glasgow Airport
- Quick access to M8 via Junction 28A
- Designated car parking
- Electric vehicular access doors



\*Illustrative Images

## LOCATION

Airlink Industrial Estate is very well located on Inchinnan Road adjacent to the M8 Motorway and Glasgow International Airport. The estate also has direct road access to Paisley Town Centre. Access to and from the M8 is quick and simple via Junction 28A as shown on the location plan.

## DESCRIPTION

The units comprise single storey industrial units of steel portal frame construction with brick lower walls and a profile clad roof. The units have an eaves height of 4.43m and benefit from electric roller shutter doors. The units extend to the following approximate gross internal areas: -

Unit 10	418 sq m	4,500 sq ft
Unit 11	418 sq m	4,500 sq ft

The units are linked internally and are available separately or together.

## USE

Class 6 (Storage & Distribution).

## RATEABLE VALUES

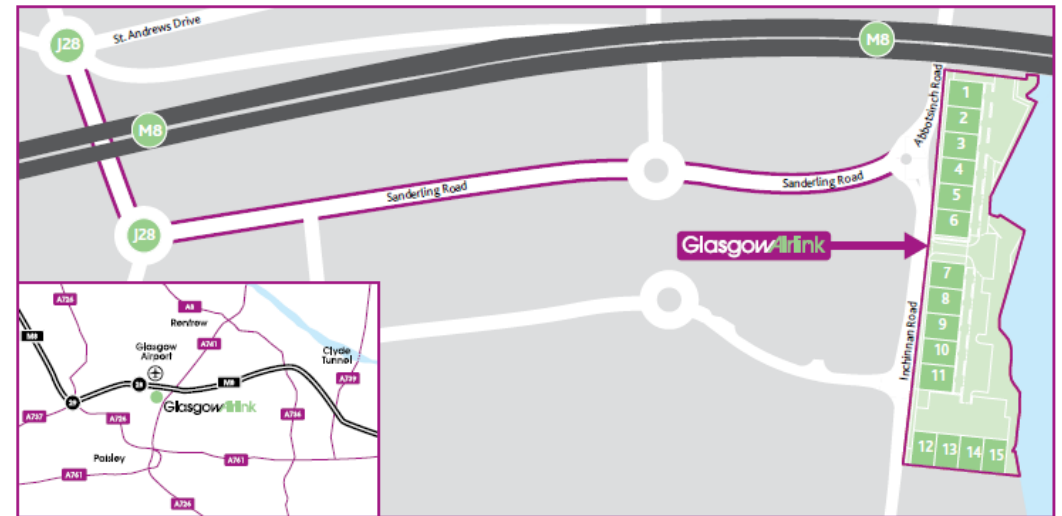
Unit 10	£19,250
Unit 11	£20,000
Commercial Rate Poundage	£0.466

## EPC

A copy of the EPC will be made available as required.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.



## SERVICE CHARGE

The estate service charge is approximately £0.37 psf.

## TERMS

Rental offers in excess of £27,000 pa are invited per unit on the basis of a new Full Repairing and Insuring (FRI) basis, subject to 5 yearly upward only rent reviews.

## VIEWING + FURTHER INFORMATION

Strictly by appointment via the sole agents:-

**David Thorburn**  
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