

TO LET

Unit D, Lyon Road, Linwood Industrial
Estate, Linwood, PA3 3BQ



- 6.85M eaves height
- The ingoing tenants should benefit from small business rates relief.
- Located a short distance from the Lincrive interchange.
- Glasgow airport is situated approximately 1.5 miles to the east.

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Linwood, PA3 3BQ

LOCATION

The subjects are located in Linwood industrial estate, close to Phoenix Park. Linclive interchange is also located in close proximity providing access to the A737 & national motorway network.

Glasgow airport is situated approximately 1.5 miles to the east of the property.

DESCRIPTION

The premises are contained within a terrace of industrial units with dedicated car parking and a shared yard space.

The subjects comprise a small industrial unit of steel frame construction with a dedicated roller shutter entrance and benefitting from a generous eaves height of approximately 6.85 m.

ACCOMMODATION

The unit extends to the following approximate floor area:

Gross internal area – 2,980 ft.² (276.83 m²)

BUSINESS RATES

The subjects are entered in the valuation role as follows: –

Rateable value - £11,500

The tenant may benefit from small business rates relief.

MANAGEMENT FEE

The tenant will be responsible for payment of a management fee equating to 5% of the agreed rental.

RENT

Rental Offers in excess of £14,000 per annum are invited on the basis of a new five year lease on full repairing and insuring terms.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole agent: -

Drew Lambert

awl@reithlambert.co.uk

0141 221 7575

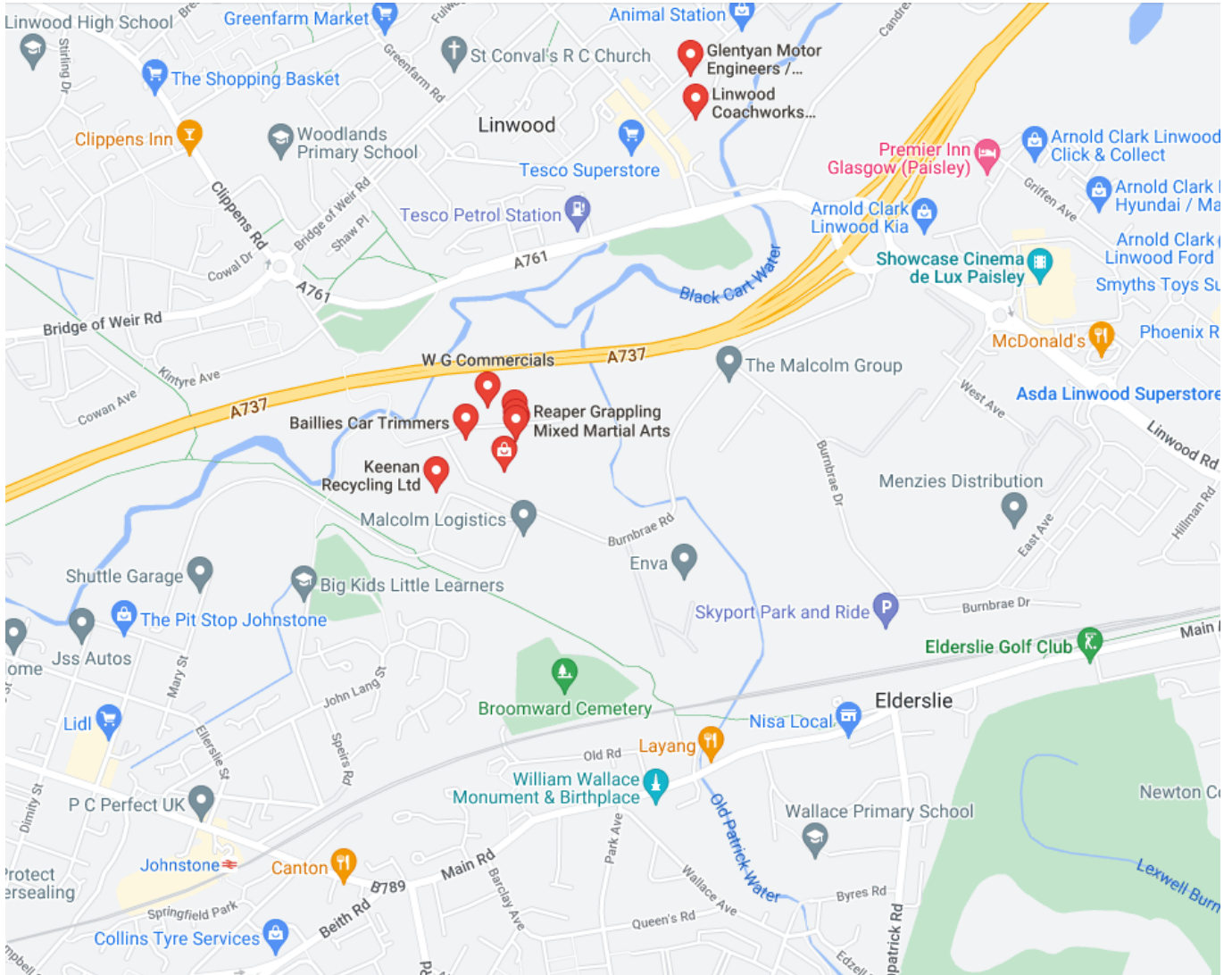
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Not to scale.
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