

20,000 sq ft (1,858 sq m) to  
45,000 sq ft (4,180 sq m)

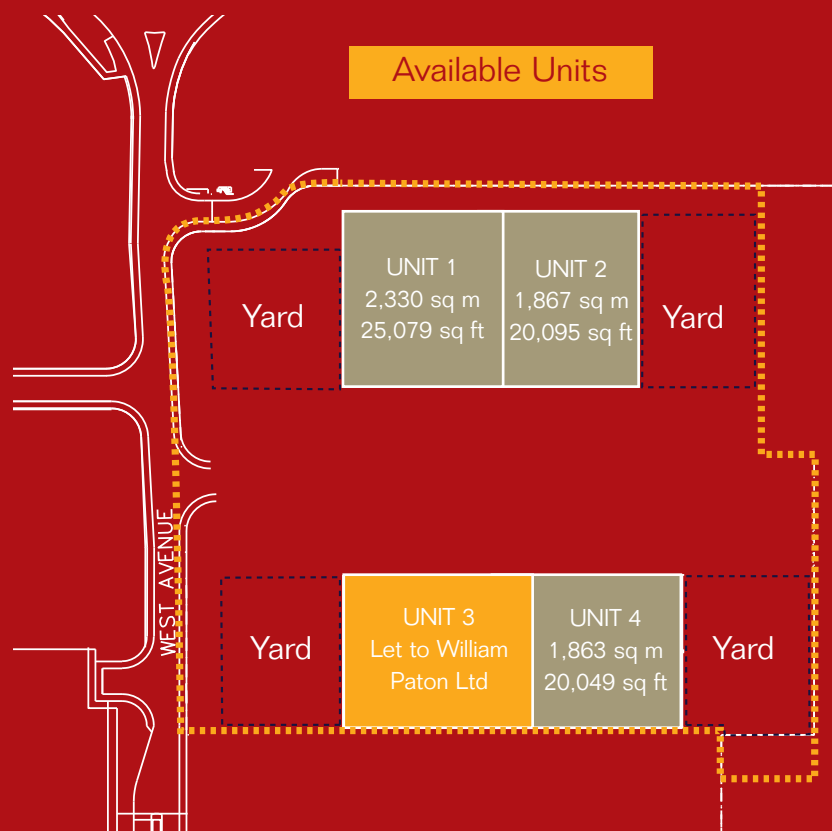


**Key features**

- Competitive rental terms with flexible leases available
- Established business location with easy access to A737 and M8
- Large secure yard areas with dedicated car parking
- Incentive packages available
- Glasgow International Airport 1.5 miles

Imperial Park benefits from an accessible location lying just off the Linclive Interchange in Linwood, Renfrewshire. This provides direct access onto the A737 which connects onto the M8 and national motorway network. Glasgow International Airport is approximately 1.5 miles to the North East and Glasgow city centre is approximately 9 miles to the East. Paisley town centre and railway station are approximately 1 mile to the East.

Phoenix Retail Park is located nearby and provides a wide range of amenities. Imperial Park is located within the area permitted for use as off airport bonding. Surrounding occupiers include Chivas, TNT, DHL and Menzies distribution.



### Specification

- 7 metre eaves
- 2 x level entry doors per unit
- 3 phase electrical supply
- 37.5 kn/per sq m floor loadings
- Dedicated car parking per unit
- Good quality internal offices
- Secure yards with full HGV access



New TNT distribution depot next to



**Imperial Park**

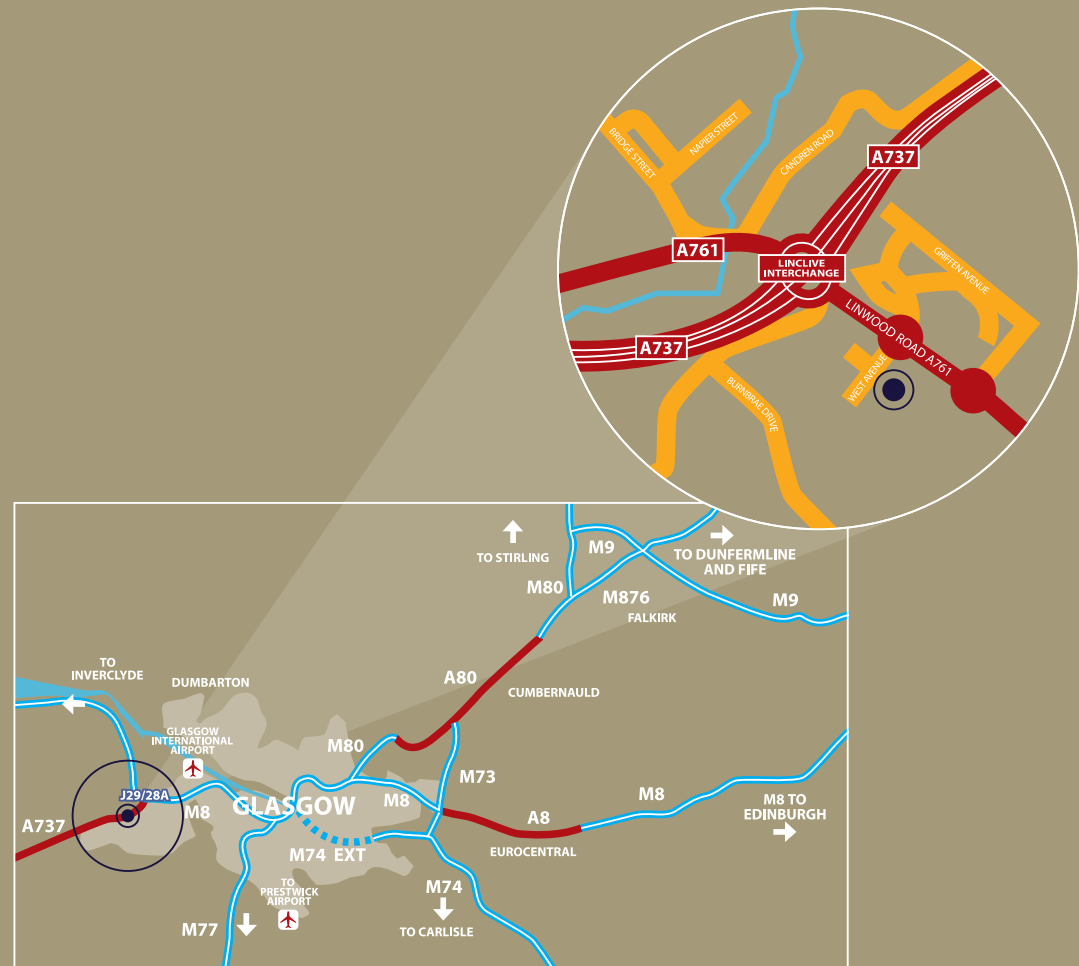
# IP Imperial Park Linwood

## Terms

Accommodation at Imperial Park is available on flexible lease terms. Full terms are available from the agents.

## Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.



## Further Information:



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