

To Let

Industrial/Storage Units

61 Murray Street, Paisley, PA3 1QW



VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
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Contact:

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- Industrial/storage units from **128.79 sq m (1,386 sq ft)**
- Combined units up to **532.08 sq m (5,727 sq ft)**
- Prominent location within Murray Business Area
- Excellent transport links
- Secure rear common yard
- Rentals from **£5,500** per annum

LOCATION

Paisley lies within the Renfrewshire Council area, approximately 7 miles west of Glasgow city centre and lying approximately 1 mile south of Glasgow International Airport. The town benefits from direct access to the A737/M8 motorway and the A77/M77 motorway, extending on to Scotland's motorway network.

The subjects are situated within the Murray Business Area positioned on the northern side of Paisley. The area is a well established industrial/commercial area which offers good means of access to the town centre as well as to main road motorway networks with St James Interchange a short distance away.

Surrounding occupiers include Screwfix, GT Automotive, Euro Car Parts, HSS hire and Carroll's Garage.

DESCRIPTION/ACCOMMODATION

The subjects comprises four industrial units of steel frame construction under an interconnected combination of dual pitched profile metal clad roof and flat profile metal clad roof, with roller shutter doors.

Internally the subjects comprise open workshop space with solid floor and illumination provided by means of fluorescent tube fittings. All units included WC facilities and are separately metered.

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend to the following approximate Gross Internal Areas:

Unit 1	128.79 sq m	(1,386 sq ft)
Unit 3	268.72 sq m	(2,892 sq ft)
Unit 4	134.57 sq m	(1,449 sq ft)
Total	532.08 sq m	(5,727 sq ft)

RENTAL

Our client is seeking offers in the region of:

Unit 1	£5,500 per annum
Unit 3	£11,500 per annum
Unit 4	£5,800 per annum

RATING

To be re-assessed.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser/tenant to satisfy themselves in this respect.

EPC

A copy of the EPC can be provided to interested parties.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs relative to the transaction.

