To Let

Industrial/Storage Units

SHEPHERD

61 Murray Street, Paisley, PA3 1QW



- 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

G2 5UB

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VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT

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 fitments. 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)
<u>Unit 4</u>	<u>134.57 sq m</u>	(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.



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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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.