



Renfrew Trading Estate

Argyll Avenue, Renfrew,
PA4 9EN

TO LET

Industrial / Retail / Showroom
Accommodation

*Potential for alternative uses subject to planning

From 7,565 – 60,000 sq ft

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REAL ESTATE

Location

Renfrew Trading Estate is located within the town of Renfrew which lies approximately 8 miles west of Glasgow City Centre and 2 miles west of Braehead Shopping Centre. The estate benefits from excellent access to the Scottish Motorway Network with Junction 26 of the M8 located approximately 2 miles south-east that in turn connects with the M74 & M77 beyond. Glasgow International Airport is located just 2 miles south of the subjects via Inchinnan Road (A8).

Argyll Avenue will provide access to the recently approved bridge that will connect Renfrew with Yoker just north of the subjects. The opening is projected to create more than 2,300 jobs and inject £867M into the local economy.

Existing occupiers on the estate include Matalan and Exercise 4 Less.

Description

Renfrew Trading Estate comprises 2 x terraces of industrial / retail / showroom units of steel portal frame construction with a clear internal eaves height of 5m.

The units benefit from full height roller doors to the rear opening out onto generous concreted service yards. Attractive shop fronts protected by roller shutters are found to the front of each unit where generous customer and staff parking is provided.



Terms

The accommodation is available to lease on new Full Repairing and Insuring terms for a period to be agreed.

Business Rates

Please refer to the Scottish Assessors Website (www.saa.gov.uk) *Please note that the Ratable Values are under appeal.

Services

The units are understood to be served by mains water, gas and 3 x phase electricity supplies with drainage in to the public sewer.

EPC

Available upon request.

Accommodation

	Area (Sq ft)	Rent (pa)
Unit 12	20,052	£110,286
Unit 13B	9,880	£54,340
Unit 13C	7,565	£41,607.50
Unit 14	9,946	£54,703
Unit 16	12,693	£69,811.50

The service charge is currently set at £0.41 / sq ft per annum.

Planning

The subjects currently benefit from Class 1 consent, however, may be suitable for alternative uses including Class 6 & 11

VAT

Unless otherwise stated all figures, prices etc., are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.



Further Information

For further information please contact the joint letting agents

Gregor Brown

Gerald Eve LLP

0141 227 2375

gborwn@geraldeve.com

Colin McManus

Colliers

0141 226 1035

colin.mcmanus@colliers.com

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