



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



23 McFARLANE STREET, PAISLEY

- Net Internal Area: **143.20 sq m (8,000 sq ft)**
- Would suit industrial/distribution use
- Superb location – adjacent to Junction 29 of the M8 motorway
- Short term let considered
- Offers in excess of **£30,000** per annum

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Atlantic House, 45 Hope Street/1a Cadogan Street, Glasgow, G2 6AE

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TO LET - COMMERCIAL VEHICLE PAINTSHOP



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CHARTERED SURVEYORS



LOCATION

The subjects are situated on the south side of McFarlane Street, on the north side of Paisley, close to Junction 29 of the M8 motorway. McFarlane Street runs parallel to Greenock Road (A726) and adjacent occupiers comprise primarily commercial/ industrial uses.

DESCRIPTION

The subjects comprise a large industrial unit of steel portal frame construction, incorporating three large roller shutter doors and overlaid with corrugated metal sheeting.

The property has a solid concrete floor slab with various inspection pits and has been arranged to operate as a commercial vehicle respray/workshop facility.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Fifth Edition), we calculate the subjects extend as follows:

143.20 sq m (8,000 sq ft)



RATEABLE VALUE

The subjects will require to be assessed by the Local Authority Assessors Department prior to occupation.

RENTAL/LEASE TERMS

We are seeking offers in excess of **£30,000** per annum for the benefit of a lease of flexible duration on standard commercial terms.

It should be noted that short term leases will be considered.

VAT

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

LEGAL COSTS

The incoming tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

VIEWING/FURTHER INFORMATION

Through the agents –

Allison Lightbody Waddell

Chartered Surveyors

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Glasgow

G2 6AE

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PROPERTY MISDESCRIPTIONS ACT 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

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