

# DM HALL

## To Let

Industrial



Building A,  
Millarston  
Industrial Estate,  
Fulbar Road  
PA1 2XR

1,117.73 SQ M  
(12,032 SQ FT)

# Property Details

- Prominent industrial premises within Paisley.
- Close proximity to the national motorway network.
- Car parking available.
- Excellent transport links.
- Offers in the region of £35,000 per annum invited.

## LOCATION

The subjects are located within Building A of Millarston Industrial Estate, accessed from the north side of Fulbar Road next to the A761 Junction.

The industrial estate is located in the west end of Paisley, close to Linwood, with Junction 25 of the M8 and the A737 within a short distance.

Paisley is Scotland's largest town and is within the Renfrewshire Council district, which lies 12 miles approximately southwest of Glasgow City Centre. The town has a population of 77,000 persons.

The immediate surrounding area is a mix in nature including retail, industrial and residential occupiers. Neighbouring occupiers include Aldi, GT Wheels CGC Steel and BP petrol station.

The approximate location of the subjects is shown on the appended plan.

## DESCRIPTION

The subjects comprise single storey industrial premises surmounted by a pitched roof, previously used for industrial manufacturing.

Building A provides an industrial/workshop area of rectangular shape with ancillary offices and staff accommodation to the front of the premises.

Access is through a single entrance door which leads to the office / reception area. Vehicular access is also provided by electric roller shutters to the front of the premises. Entry to the warehouse can also be gained from the offices.

The property has an eaves height of 3.21m and apex height 6.17m.





# Property Details

## ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Building	Accommodation	sq m	sq ft
A	Workshop, office and staff accommodation	1,117.76	12,032

## NON-DOMESTIC RATES

To be confirmed following reassessment.

## LEASE TERMS

Offers in the region of £35,000 per annum are invited.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT which maybe chargeable.

## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.



FLOORPLAN (INDICATIVE ONLY - NOT TO SCALE)

## Make an enquiry

Leah Sellers

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Claire Hutton

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