

# DM HALL

## FOR SALE/MAY LET INDUSTRIAL



1,404 SQ.M. • 15,109 SQ.FT.

## THISTLE HOUSE

INCHINNAN ROAD • PAISLEY • PA3 2RE

- Industrial property with eaves height of 6.5m.
- Dedicated on-site parking for 12 vehicles.
- Excellent accessibility from the M8 motorway and Glasgow Airport.
- Total floor area — 1,404 sq.m. (15,110 sq.ft.) approx.
- OFFERS OVER £1.35M INVITED.





**DM HALL**

**SHARED YARD**

## Property Details

### LOCATION

The property is on the eastern side of Inchinnan Road, which links Paisley town centre with Glasgow Airport and the M8 motorway, which lies a short distance to the northwest.

The property is readily accessible from Junctions 28 and 28A of the M8 motorway and lies within a predominantly light industrial and commercial area.

### DESCRIPTION

The property is a detached single storey modern purpose-built warehouse that is externally clad with profiled metal sheeting and a steel portal frame.

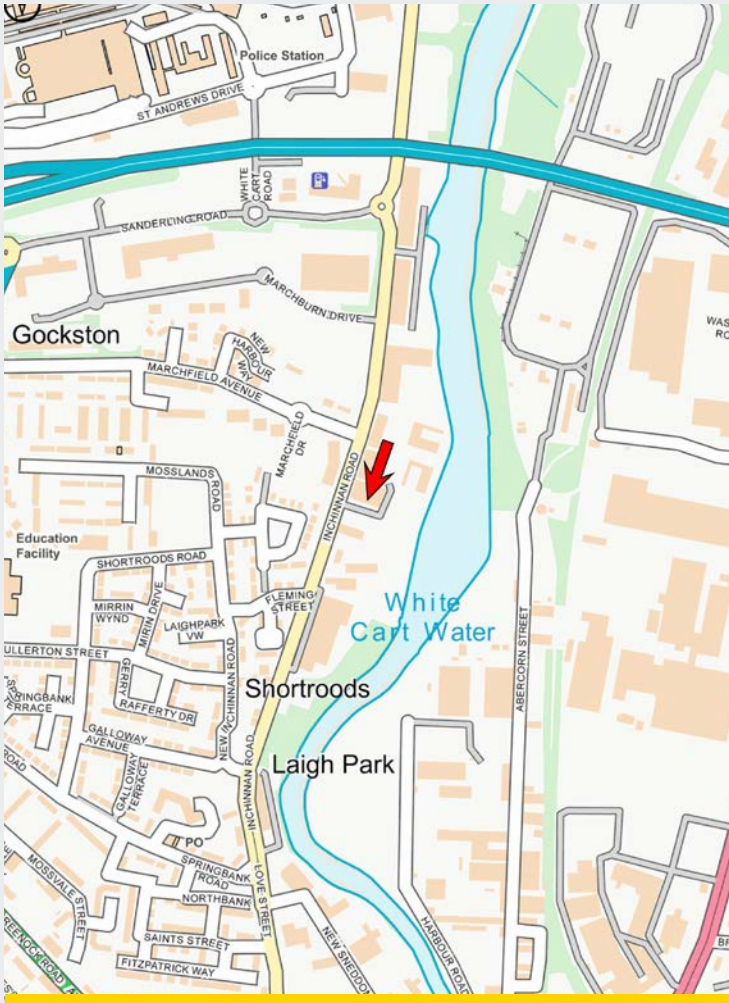
Internally, the property contains warehouse space, together with ancillary office and staff accommodation.

The offices are located over ground and first floor and benefit from staff kitchen and toilet facilities at both levels.

There is dedicated on-site car parking to the front of the property that would provide 12 spaces.

There is vehicular access to the warehouse area from the common service yard at the rear. This benefits from two electric roller shutters that are approx. 3.2m wide by 4.2m high.

The warehouse has an eaves height of 6.5m.



for indicative purposes only



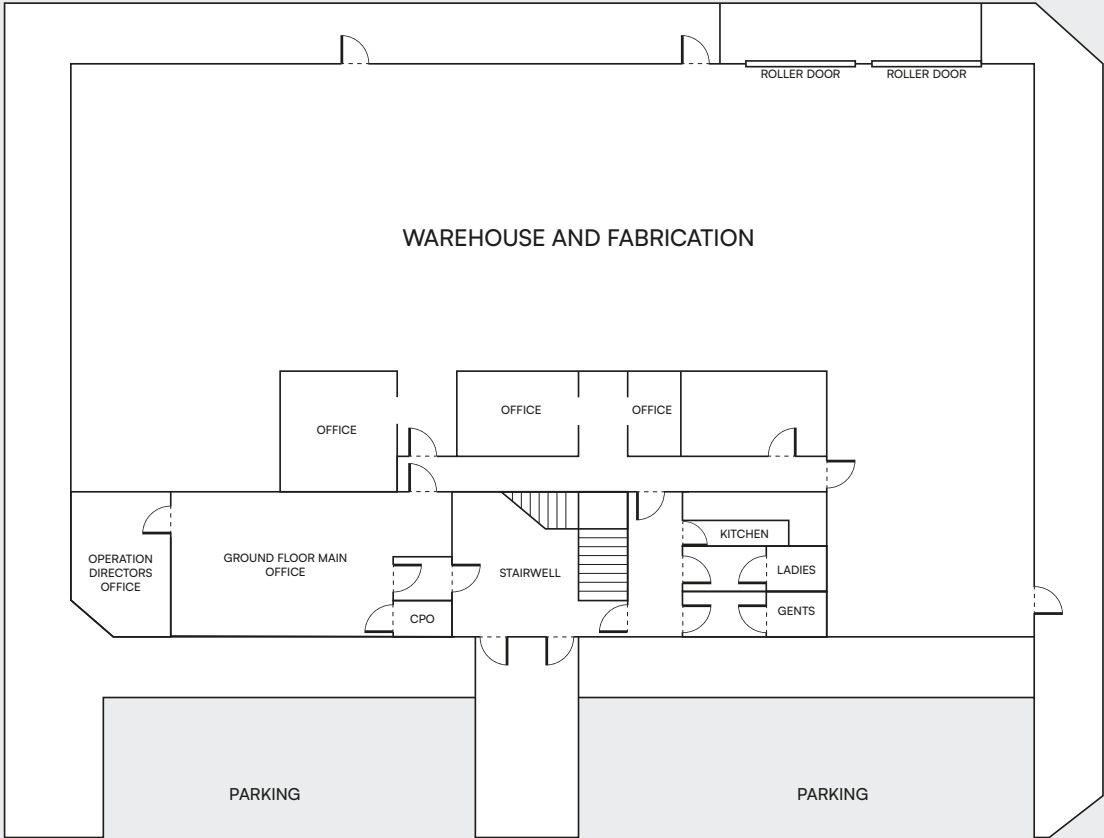


# Property Details

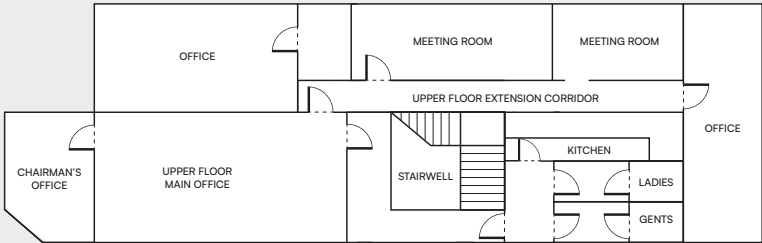
## ACCOMMODATION

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

Floor	Accommodation	sq m	sq ft
Ground	Warehouse & Offices	1,168	12,568
First	Office	236	2,542
Total		1,404	15,110



GROUND FLOOR - WAREHOUSE AND FABRICATION



UPPER FLOOR

UPPER FLOOR



## Property Details

### ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is E-65.

### RATES

The property is shown on the Valuation Roll with a Rateable Value of £46,500. It should be noted that an in-going occupier has a right to appeal this assessment.

### SALE TERMS

Offers over £1.35m are invited for the purchase of the Heritable interest.

### LEASE TERMS

Whilst our client's distinct preference is a sale of their heritable interest, a letting of the premises on Full Repairing and Insuring terms will be considered.

Rental offers are invited.

### 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 may be 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 purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Property Details

### VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

#### Jonathan McManus MRICS

07771 606582

Jonathan.McManus@dmhall.co.uk

#### Claire Hutton MRICS

07876 541654

Claire.Hutton@dmhall.co.uk

#### DM Hall Commercial Department

28 Bothwell Street

Glasgow, G2 6NU

0141 332 8615



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property,

**PROPERTY REF: WSA2770**

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whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

**COMMERCIAL DEPARTMENT | 0141 332 8615**

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