

# Ryden

## TO LET/ MAY SELL

DETACHED DISTRIBUTION /  
PRODUCTION FACILITY  
40,000 SQ FT



**UNIT 14**  
**14 CARTSIDE AVE**  
**INCHINNAN**  
**RENFREW**  
**PA4 9RP**

LOCATED IN THE HIGHLY  
SUCCESSFUL INCHINNAN  
BUSINESS PARK

THE PROPERTY SITS ON  
A SITE OF 1.68 ACRES.

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**INCHINNAN LIES IMMEDIATELY ADJACENT TO GLASGOW AIRPORT AND APPROXIMATELY 11 MILES WEST OF GLASGOW**



## LOCATION

The subject property is located in the highly successful Inchinnan Business Park, home to businesses such as Rolls Royce, Vascutek, Wartsilla and Thermo scientific.

Inchinnan lies immediately adjacent to Glasgow Airport and approximately 11 miles west of Glasgow. Cartside Avenue is less than a miles east of the M8 Motorway.

## DESCRIPTION

The property comprises a stand alone industrial unit of steel frame construction with infill walling of brickwork and blockwork. Flooring throughout is reinforced concrete which is unpainted.

The warehouse roof is of northlight design and is profiled sheet metal cladding and provides an eaves height of between 3.75M and 4.5M.

The property has been extended in part during the 90's and 2000's. It benefits from a staff canteen, a mix of open plan and private offices along with staff toilets and storage facilities.

The main workshop provides a further production area which leads to loading areas to the rear.

The property sits on a site of 1.68 acres.



## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the gross internal area to be as follows:-

	SQ M	SQ FT
WAREHOUSE/ WORKSHOP	3,039.86	32,721
OFFICES)	379.69	4,087
LOADING	268.49	2,890
MEZZANINE 1	40.41	435
MEZZANINE 2	24.34	262
FOOD PRINTING MEZZANINE	78.84	848
<b>TOTAL</b>	<b>3,831.63</b>	<b>41,243</b>

## EPC

Available on request

## RATEABLE VALUE

We are advised by the local Assessors department that the property has a Rateable Value of NAV/RV £76,000.

## TENURE

The property is available to lease on Full Repairing and Insuring terms. Further details available on request.

## LEGAL COSTS

Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated Land and Building Transaction Tax and VAT thereon.



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# GET IN TOUCH

Viewing is strictly by appointment through the sole letting agent.

**Gregor Harvie**

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**Ryden**

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## Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **January 2024**

