

# Substantial Industrial Unit with secure yard

15 McFarlane Street, Paisley PA3 1RY

Colliers

To Let



## 15 McFarlane Street

Paisley  
PA3 1RY

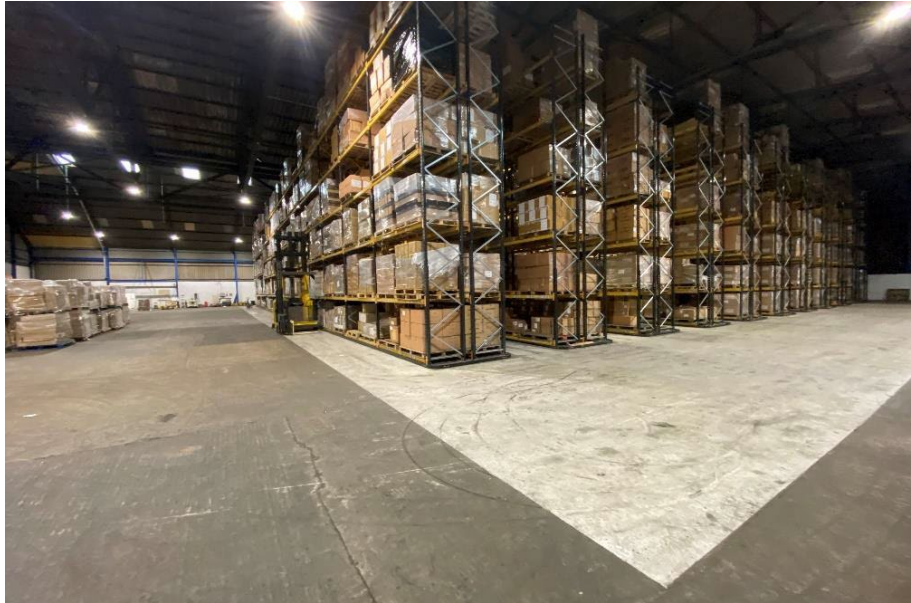
- TO LET | via assignation or Sub-lease
- In close proximity to Junction 29 of the M8
- 52,800 sq ft (4,905.26 sqm)
- 0.50 Acre secure yard and 7m clear eaves height in warehouse

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### Location

The property is located on McFarlane Street, Paisley, which is accessed directly from Greenock Road which ultimately provides access to Junction 29 of the M8 Motorway. The M8 provides direct access to both Glasgow and Edinburgh, whilst also linking to the M74 which provides direct access to the north of England. Glasgow airport is in close proximity, as is Paisley St James train station.

Glasgow city centre is approximately 10 miles east of the property.

### Description

The substantial industrial facility is of steel portal frame construction with 7m clear eaves, a concrete floor and and insulated profile metal cladding across the elevations and roof.

The warehouse is currently fitted out with a number of racking bays throughout. There is a smaller warehouse attached to the western elevation of the main warehouse, accessed from within. The main warehouse benefits from LED lighting throughout and two roller shutter doors with a further sliding door, all on the norther elevation.

There is a small office and welfare provision, providing cellular office accommodation, W/C's and a staff canteen.

The secure site is access off McFarlane with an electrically operated entry gate and benefits from c. half an acre of external laydown space.

### Accommodation

We calculate the approximate gross internal floor areas to be as follows:

<i>Warehouse</i>	51,370 sq ft	(4,772.41 sq m)
<i>Office</i>	1,430 sq ft	(132.85 sq m)

### Lease Terms

Our client is looking to assign their remaining lease term which is held on full repairing and insuring obligation terms until 2<sup>nd</sup> February 2032, with a tenant break option dated 2<sup>nd</sup> February 2027.

The current rent is £246,462 per annum, with annual 1% rental increases. Although it is our client's preference to assign their remaining lease obligation, consideration will be given to a sub-lease.

Alternatively, should a longer lease term be sought, this can be discussed directly with the landlord.

### Rateable Value

The property is currently entered into the Valuation Roll as Rateable Value: £70,000.

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## Energy Performance Certificate

The property has an EPC rating of G. A copy of the certificate can be made available upon request.

## Entry

Date of entry to be agreed upon conclusion of legal missives.

## VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

For further information or to arrange a viewing please contact:

## Viewing / Further Information



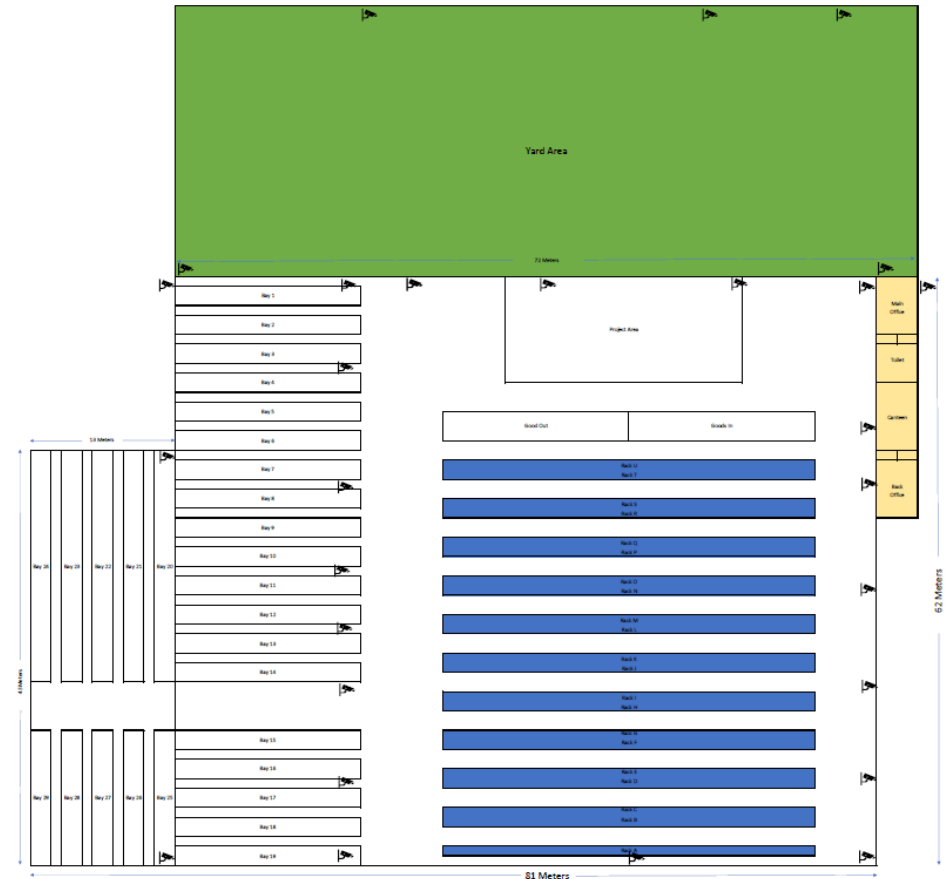
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