

End-terraced Industrial Unit

Unit A, Air Cargo Centre, Arran Avenue, Paisley



To Let



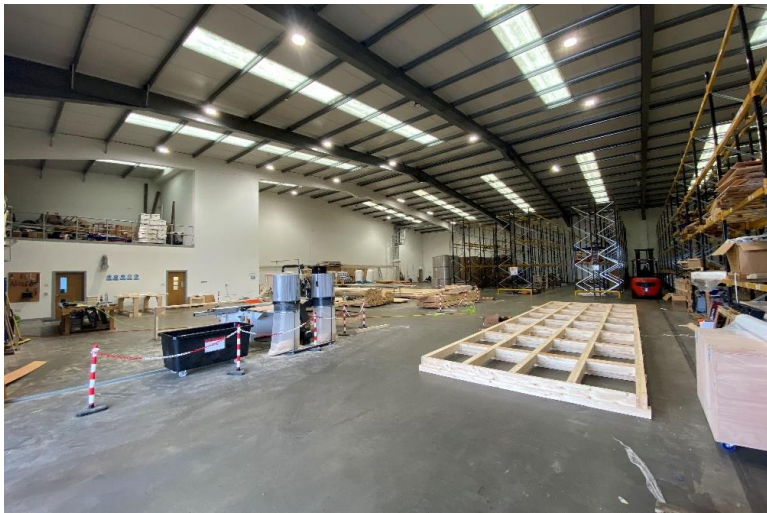
Unit A
Air Cargo Centre
Arran Avenue
Paisley PA3 2AY

- TO LET | via assignation or Sub-lease
- In close proximity to Glasgow Airport
- 17,590 sq ft (1,634 sqm)

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Air Cargo Centre, Paisley



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Location

The property sits within Air Cargo Centre which is accessed off Arran Road, which in turn leads to Abbotsinch Road and ultimately Junction 28 of the M8 Motorway. The M8 provides direct access to both Glasgow and Edinburgh, whilst also linking to the M74 which provides access to the north of England.

The estate is located immediately adjacent to Glasgow Airport and approximately 10 miles from Glasgow City Centre.

Description

The end terraced industrial unit is of steel portal frame construction with a concrete floor and insulated profile metal cladding across the elevations and roof.

The warehouse layout provides clear working space and features a good eaves height of 7.3 metres, 3-phase power, LED lighting supplemented by translucent roof panels. Vehicular access is provided via two electrically operated roller shutter doors.

The office accommodation is situated on the curtain of the eastern elevation. The offices are arranged over two floors and provide a mixture of open plan and cellular office space with welfare facilities on both floors.

Externally the property benefits from a dedicated car park, which is separate from the large, shared concrete yard to the front of the property.

Accommodation

We calculate the approximate gross internal floor areas to be 17,590 sq ft (1,634.16 sq m).

Lease Terms

Our client is looking to assign their remaining lease term which is held on full repairing and insuring obligation, subject to a schedule of condition, terms until 13th September 2030, with a tenant break option dated 13th September 2026.

The rent is £118,733 per annum, with a further rent review dated 14th September 2025. 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: £100,000.

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Energy Performance Certificate

The property has an EPC rating of A. 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 incoming 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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