



TO LET

Unit 2 - 6 McKean Street, Paisley PA3 1QP

- ✓ Refurbished Industrial Unit
- ✓ High Insulation Qualities
- ✓ Dedicated Parking
- ✓ GIA: 566.40 sq m (6,097 sq ft)



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com

LOCATION

Paisley is situated in Renfrewshire, 9 miles to the west of Glasgow and only 1 mile from both Glasgow International Airport and the motorway network. The town has excellent public transport infrastructure including a direct rail link to Glasgow city centre. It is the largest town in Scotland with a resident population of 75,000 or thereby, is the administrative centre for Renfrewshire Council and is home to the University of West of Scotland.

The property occupies an established business location to the north west of the town centre and within 1 mile of the motorway network at Junction 29 and the airport.

DESCRIPTION

The property comprises a semi-detached industrial building with offices and staff welfare space. It benefits for a shared secure yard and dedicated car parking.

On completion of its refurbishment, it will offer improved insulation, upgraded services and fully renovated office and staff welfare space.

The property forms part of a new storage and distribution park. On completion, it will comprise 5 units of varying size with shared yard.

FLOOR AREA

GIA: 566.40 sq m (6,097 sq ft)

Eaves Height: 3.77m

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £22,000. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

EPC

An EPC Certificate will be provided on completion of the refurbishment.

TERMS

Our client is looking to secure a minimum 5 year full repairing and insuring lease agreement. Rent on application.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

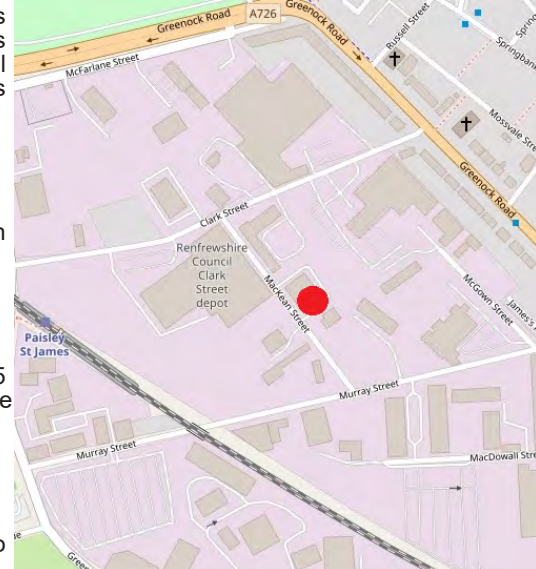
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

Available from February 2025.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

