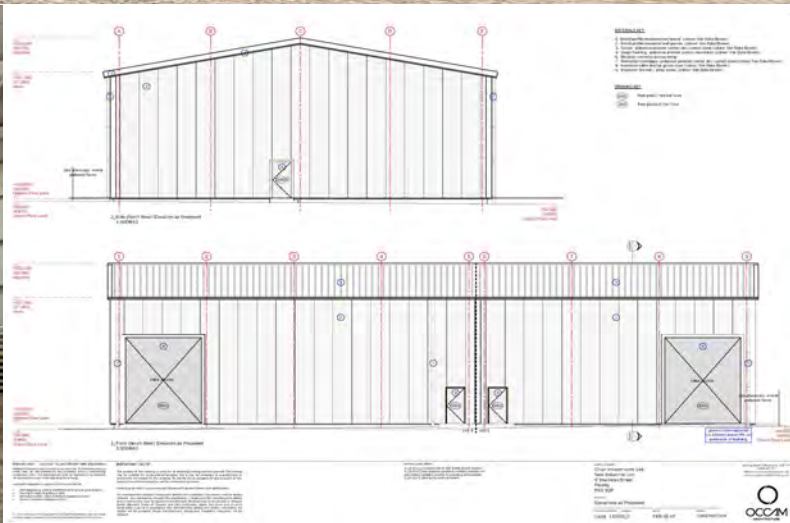




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TO LET

Unit 4 - 6 McKean Street, Paisley PA3 1QP

- ✓ Next Generation Storage Solution
- ✓ Exceptional Floor Loading Capabilities
- ✓ Sustainability Compliant
- ✓ Delivers Significant Operational Savings

Commercial Valuation | Agency | Investment Advice
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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

On completion, the unit will comprise a highly specified high eaves storage shed forming part of a bespoke storage and distribution park. It has been designed to provide a cost-effective storage solution with insulation qualities to satisfy company sustainability policies.

The building specification is as follows:

Walls:	Profile metal panel with a 200mm insulated core
Roof:	Profile metal panel with a 300mm insulated core
Floor:	Fully Insulated concrete floor with UDL of 30kN/sqm and PL of 50 kN/sqm.
Eaves:	c. 7 m (Specified to facilitate a high density 4 pallet high drive-in racking system)
Fire Alarm System:	Compliant with BS5839: part 1: 2017
Power:	3 phase supply
Services:	Water, Electricity and Drainage

INTERNAL FIT OUT

By agreement.

FLOOR AREA

Unit 4: 362.00 sq m (3,897 sq ft)

TERMS

Rent on application.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

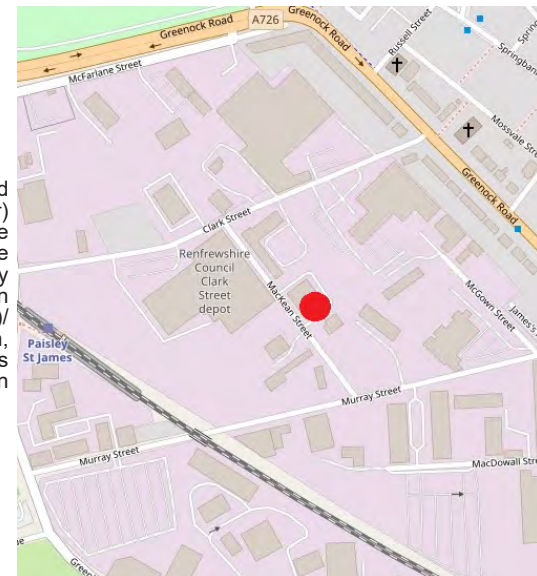
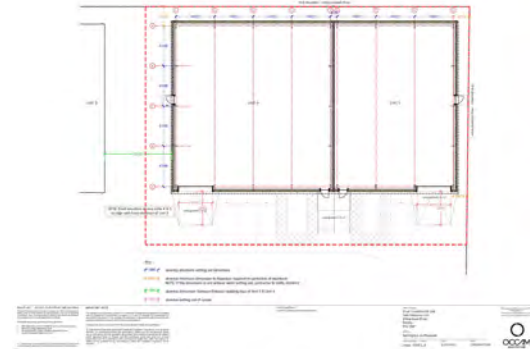
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT. thereon.

DATE OF ENTRY

Completion is expected Summer 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

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