



Renfrew Trading Estate

Argyll Avenue, Renfrew,
PA4 9EN

TO LET

Retail / Showroom
Accommodation

Potential for alternative uses subject to planning

From 7,565 – 60,000 sq ft

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REAL ESTATE

Location

Renfrew Trading Estate is located some two miles west of Breahead Shopping Centre, approximately 8 miles west of Glasgow City Centre. The estate benefits from excellent access to the Scottish Motorway Network with Junction 26 of the M8 located approximately 2 miles south-east which in turn connects with the M74 & M77 beyond. Glasgow International Airport is located just 2 miles south of the subjects via Inchinnan Road (A8).

Renfrew Trading Estate fronts Argyll Avenue which will be the main road link to the new bridge connecting Renfrew and Yoker. Renfrew Trading Estate is situated within the Clyde Waterfront & Renfrew Riverside and Glasgow Airport Investment Area which are benefitting from £1.13bn of investment. The opening is projected to create more than 2,300 jobs and inject £867M into the local economy.

Neighbouring occupiers included Matalan, Exercise 4 Less and Diageo.

Description

Renfrew Trading Estate comprises an 'L' shaped terrace of retail warehousing accommodation. The units are of steel portal frame construction and benefit from a minimum clear eaves height of 5m.

The units typically benefit from attractive shop fronts protected by roller shutters to the front elevation of each unit providing access to the large communal car park. Full height roller doors to the rear elevations provide access to the large shared secured yard.

Terms

The accommodation is available to lease on new Full Repairing and Insuring terms for a period to be agreed.

Business Rates

Please refer to the Scottish Assessors Website (www.saa.gov.uk)

Please note that any ingoing occupier will have the opportunity to appeal the current Ratable Value.

EPC

Energy Performance Certificates have been prepared and copies are available upon request.

Accommodation

Unit	Area (Sq ft)
12	20,052
13B	9,880
13C	7,565
14	9,946
16	12,693

Planning

The subjects currently benefit from Class 1 consent, however, may be suitable for alternative uses including Class 6 & 11.

VAT

Unless otherwise stated all figures, prices etc., are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.



Further Information

For further information please contact the joint letting agents:

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