

TO LET

WAREHOUSE/WORKSHOP SPACE



Glasgow International Airport, M8 J28A, Paisley

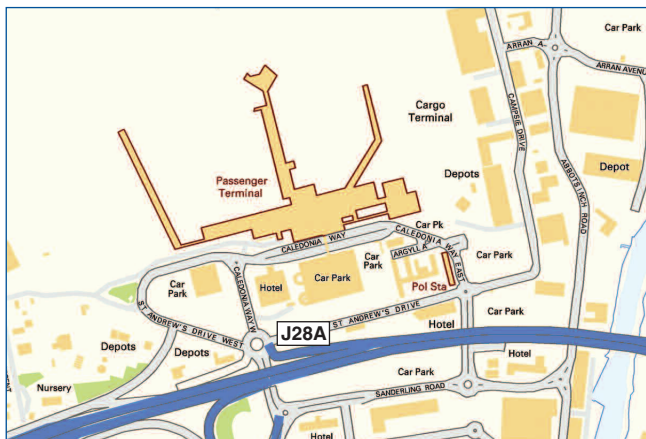
- Workshop and warehouse space from 35 sq m (382 sq ft)
- Very flexible rental terms available
- Mix of units available
- Vehicular access via roller shutters
- Excellent location immediately adjacent to M8 and on Airport Campus

Location

The subjects are located on the campus of Glasgow International Airport which is conveniently located immediately adjacent to the M8 (Junction 28A) being only a short drive from Glasgow City Centre. The airport is at the northern periphery of Paisley, which itself has a population of over 70,000 persons and is the administrative centre of the Renfrewshire area.

Glasgow Airport serves more than 7 million passengers per annum, travelling to over 90 domestic and international destinations. The airport employs approximately 5,000 persons (directly and indirectly) and the accommodation on the campus is suited to both aviation and non-aviation businesses.

Warehouse and workshop space within the Airport is concentrated on the east side of the campus, at Campsie Drive.



Description

The units are of varying styles and sizes, but are generally terraced, of mixed construction.

All of the space benefits from shared or dedicated yard/loading areas and roller shutter access, with all units containing supplementary office space.

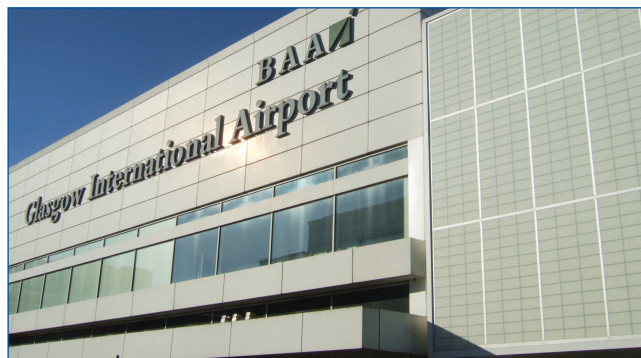
Cargo No 1 building comprises smaller units where our client can offer all inclusive rentals on flexible letting terms. The larger space at Cargo No 3 benefits from a landside/airside boundary and is therefore ideally suited to airport operators.

The campus also contains a variety of other warehouse/workshop space, and we would be pleased to provide you with an availability schedule which highlights all current opportunities.

Dedicated car parking can be provided at an additional cost.

Floor areas

Units from 35 sq m (382 sq ft) are available. Please ask for our availability schedule for a full list of accommodation. Some of the units are adjoining, therefore if you require additional space, please contact us and we will advise of the options.



Rental options/terms

Our client is able to offer fully inclusive terms in respect of the smaller units, to include service charge and insurance, leaving the tenant to pay for the usual utilities costs, rates and internal repairs.

Telephones can be linked to the Airport's system, which would benefit those occupiers who undertake airport related activities.

Modern office accommodation and serviced meeting rooms are also available on campus, which can serve to complement a warehouse facility.

Rating

Individual Rateable Values are highlighted in the attached availability schedule. The current Uniform Business Rate is 40.7p in the pound, with significant reductions available to businesses where their combined Rateable Value falls below £15,000.

VAT

All prices, rents etc exclude VAT.

Legal costs

Each party to pay for their own legal costs. The tenant will pay for any costs associated with Registration Dues or SDLT.

Our client has a Standard Lease document and Terms and Conditions, which can be made available to interested parties upon request.

Date of Entry

Immediate entry is available

Viewing and further information

Please contact the joint letting agents:



Thomson Property Consultants
South Lodge
Pollok Estate
Glasgow G43 1AU

Tel: 0141 530 5321
Fax: 07006 037140

Contact: Eric Thomson
Email: eric@thomsonproperty.co.uk



Graham & Sibbald
18 Newton Place
Glasgow
G3 7PY

Tel: 0141 332 1194
Fax: 0141 332 5914

Contact: Scott Darroch
Email: sdarroch@g-s.co.uk

IMPORTANT NOTICE

Thomson Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Thomson Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.
- (vi) Photographs & drawings for illustration purposes only.

Ref: TPC/15

Date of Publication: 1st April 2010