

TO LET

—

UNITS 4,5&6 BLOCK L



Warehouse / Industrial Units with Cranage

WAREHOUSE 36,812 SQ FT / 3,420 SQ M OFFICE 6,835 SQ FT / 635 SQ M



**RECENTLY REFURBISHED
& AVAILABLE FOR
IMMEDIATE OCCUPATION**

The premises offers extensively refurbished warehouse accommodation with the benefit of overhead cranes in each of the three bays, ranging from 10-15 tonne. The unit also benefits from a dedicated service yard and car parking areas. The property offers two storey office space on the front elevation which can be adapted to meet occupiers requirements.

Eaves height: 6 m / 18 ft

EXCEPTIONAL VALUE FOR MONEY | COMPETITIVE LEASE TERMS | 24 HOUR SECURITY | FLEXIBLE FLOOR SPACE



UNITS 4,5&6 BLOCK L

Westway, in Renfrew, comprises a 130 acre self-contained site providing a mixture of office and industrial properties within a well maintained, highly secure environment.

Westway lies approximately 10 miles west of Glasgow City Centre and 2 miles east of Glasgow International Airport. Access to the site is gained via Junction 27 (a four way junction) of the M8 motorway. The main entrance is situated on Porterfield Road just off the A741 which is the main arterial route into Renfrew from the M8.

Major occupiers of the site include **Doosan Babcock, Malcolm Group, Balfour Beatty** and **Star Refrigeration**.

Lease Terms

The property is available to lease on flexible terms, which can be tailored to meet the requirements of the incoming occupier. For further information on rent and lease length, please contact the joint letting agents.

Service Charge

There will be a service charge payable for the repair and maintenance of common parts along with the security and services within the estate.

Floor Area

Warehouse: 36,812 sq ft / 3,420 sq m.
Office: 6,835 sq ft / 635 sq m.

Legal Costs

Each party will be responsible for their own legal costs incurred. In the usual manner the incoming tenant will be responsible for any LBTT or registration dues.

Energy Performance

Block L has an EPC rating C.

VAT

All figures quoted are exclusive of VAT.

Viewing & Further Information



Andrew D McCracken
0141 567 6635
andrew.d.mccracken@eu.jll.com

Craig Semple
0141 305 6314
craig.semple@gva.co.uk

JLL/GVA for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL/GVA has any authority to make or give any representation or warranty whatsoever in relation to this property. Date of Preparation of Details: February 2017