

TO
LET

30 FOUNTAIN DRIVE
3,894.22 sq m (41,917 sq ft)

OFFICE SPACE
779.32 sq m (8,389 sq ft)

32 FOUNTAIN DRIVE
2,338.74 sq m (25,174 sq ft)

OFFICE SPACE
546.96 sq m (5,887 sq ft)

LOCATION MAP



LOCATION

The property is located at 30-32 Fountain Drive, Inchinnan Business Park, Renfrewshire, which lies immediately to the north of Glasgow International Airport. The Park is accessed from Junction 29 of the M8 motorway (St James' Interchange), which provides a direct route to Glasgow city centre, approximately 9 miles to the east, and onwards to the main Central Scotland motorway interchange at Baillieston (M8, M74 and M73 motorways). The property lies on the west side of Fountain Drive and, from the motorway, is accessed via Barnsford Road (A726) and Inchinnan Drive; a short drive of around 2 miles.

30-32

Fountain DRIVE

Inchinnan Business Park PA4 9RF

DESCRIPTION

The property comprises a manufacturing/warehouse facility of steel portal frame construction with the external walls and roof of insulated profile metal cladding.

While the property has been sub-divided into two self-contained sections of 2,338.74 sq m (25,174 sq ft) and 3,894.22 sq m (41,917 sq ft), including separate office space and dedicated car parking, loading facilities and utilities meters, it could easily be opened up again to provide a combined 6,232.96 sq m (67,091 sq ft).

Lighting within the warehouse is provided by high density spot lighting and heating is from suspended gas fired blower heaters. Internally, the unit has an eaves height of approximately 5.30 m (17½ ft) rising to around 8.25 m (27 ft) at the roof apex. Externally, there is a yard area to the rear (north) and west side of the property with substantial car parking provision to the front (south) and east side.

Both units have their own two storey office accommodation

The property occupies a site area of approximately 2.794 hectares (6.905 acres).

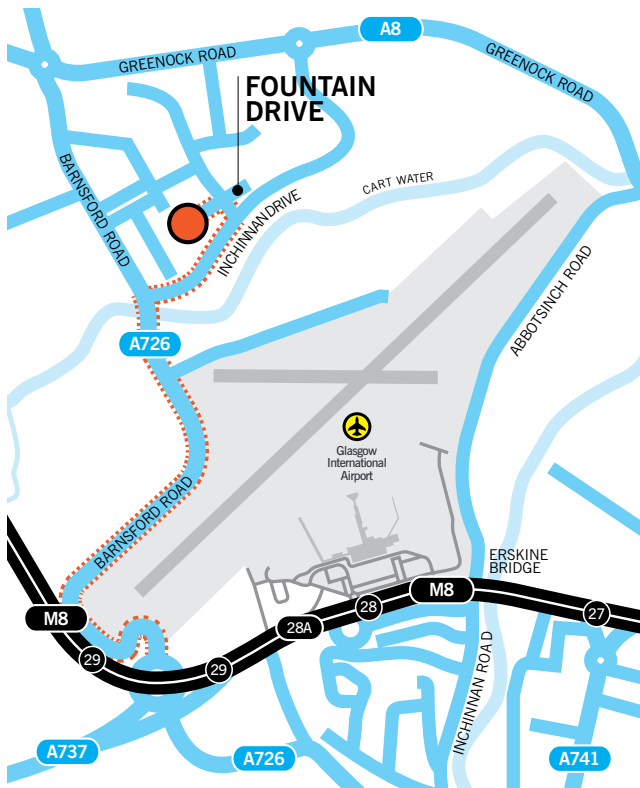


MODERN INDUSTRIAL WAREHOUSE WITH OFFICE ACCOMMODATION

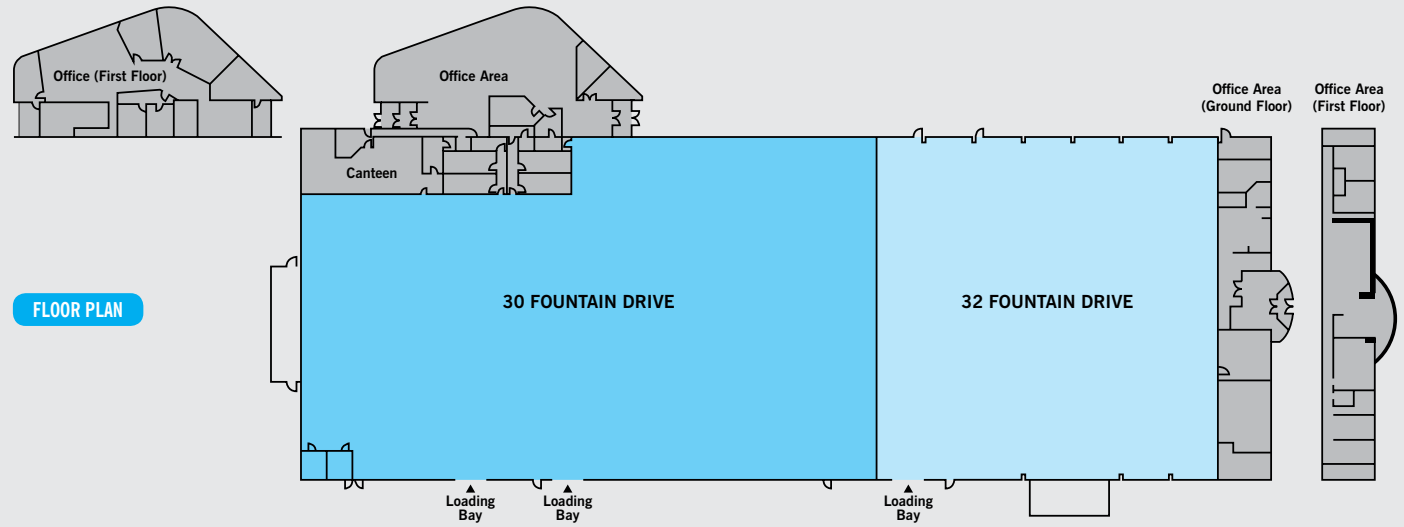
2,338.74 sq m (25,174 sq ft) - 6,232.96 sq m (67,091 sq ft)

+ Modern manufacturing/warehouse facility + Good standard of office accommodation + Private car parking + Excellent transport links

LOCAL PLAN



FLOOR PLAN



30-32 Fountain DRIVE

Inchinnan Business Park PA4 9RF

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Area (GIA) has been calculated to be approximately 6,232.96 sq m (67,091 sq ft).

The property has been sub-divided into two self-contained units with the following floor areas:

No. 30 Fountain Drive: 3,894.22 sq m (41,917 sq ft) and
No. 32 Fountain Drive: 2,338.74 sq m (25,174 sq ft).

TERMS

Our client is seeking to dispose of their leasehold interest in the subjects by way of sub-lease(s) or assignment.

RATEABLE VALUE

The property is entered in the current Valuation Roll with the following Rateable Values:

30 Fountain Drive - RV £135,000 &

32 Fountain Drive - RV £190,000.

Further information is available at www.saa.gov.uk.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any ensuing transaction. The ingoing tenant(s) will be responsible for any registration fees and stamp duty.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E and a copy of the certificate and recommendation reports are available on request.

VIEWING & FURTHER INFORMATION

Contact the joint sole letting agents.



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Instruction coordinated by
SBM Corporate Real Estate

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