



## 9 McKenzie Street, Paisley

£1,085 PCM To Let | £135,000 To Buy

### Summary

**This superbly located unit in Paisley is available to let following the end of a long-term lease.**

Set across two levels, the subjects are easily accessible from the M8 and in close proximity to Glasgow International Airport and Paisley Town Centre.

Due to the lack of available industrial space in the west of Scotland, early viewing is recommended, with our client open to both sale and lease options.

### Features

- Available To Buy Or Let
- 100% Rates Relief Available
- Fantastic Central Location
- 3.5m+ Roller Shutter
- Intruder Alarm
- Established Industrial Location
- Paisley St James - 5 Min Walk
- Paisley Town Centre - 5 Min Drive
- Glasgow Int Airport - 7 Min Drive
- Glasgow City Centre - 15 Min Drive

# 9 McKenzie Street, Paisley, PA3 1LX



## Property Overview

**Set across two levels, the subjects are easily accessible from the M8 and in close proximity to Glasgow International Airport and Paisley Town Centre.**

The unit comprises a single-story mid-terrace industrial unit of brick construction with concrete floors and is surmounted by a single-pitched timber framed profile metal sheet roof. Internally, the subjects comprise an adaptable industrial accommodation with a large floor area ideal for manufacturing, storage or logistics.

The unit can be accessed via a 3.5m+ electric roller shutter door and single pedestrian entrance and is alarmed. The entrance area leads to the ground floor and the first floor, which consists of 2 x offices, a kitchen area, a storage area and 2 x staff toilets.

This is a fantastic space with excellent visibility and access from the M8 for a business to position itself, with easy access to Paisley Town Centre amongst a busy commercial part of Renfrewshire.

**MEASUREMENTS** - 246 sq m (2,647 sq ft).

**VIEWING** - Viewings can be arranged by appointment with Bowman Rebecchi.

**RATES** - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £5,000. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to status.

**FRI** - The subjects are available to lease on full repairing and insuring terms. Each party is to be responsible for its legal costs and outlays, including VAT incurred.

**Anti-Money Laundering** - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

**For further information concerning the quoting rents and likely incentives, please contact Bowman Rebecchi.**

**View Online**



**360° Tour**

