

TO LET - INDUSTRIAL / TRADE COUNTER

11 MCKENZIE STREET

PAISLEY, PA3 1LN



KEY HIGHLIGHTS

- 7,365 sq ft
- Available for immediate occupation
- Convenient M8 motorway access
- Nearby occupiers include Screwfix, Jewsons, John Baillie Carpets, LSK, Howdens, Paint Shed, Fyfe & McGrowther, Tool Station
- Mid-terraced trade-counter / industrial premises
- Located within popular and established trade hub of Paisley
- New FRI lease available - £37,500 per annum

SUMMARY

Available Size	7,365 sq ft
Rent	£37,500 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced trade counter / industrial premises of steel portal frame construction.

The front elevation provides electric vehicle access door with central pedestrian entrance that leads into a trade-counter office area. Beyond there is open-plan warehouse accommodation with WC's and staff breakout facilities.

Clear internal eaves height is 5m rising to 5.5m at the pitch.

Mains supplies to gas, water and 3 phase electricity are provided.

LOCATION

11 McKenzie Street is situated less than 1 mile west of Paisley Town Centre within an established and popular trade / industrial area.

More specifically the subjects are situated on the south side of Well Street by its junction with Greenhill Road that connects with the A726 a short distance north where Junction 29 of the M8 motorway allows for travel east and west.

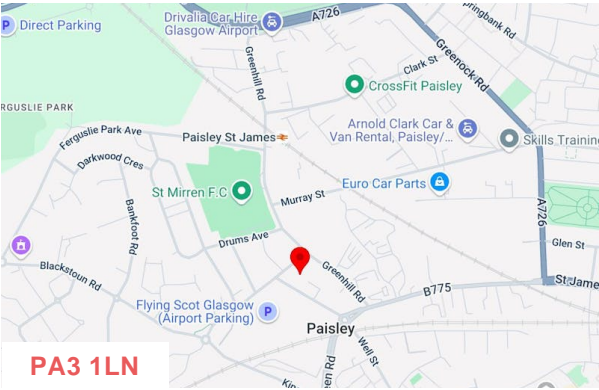
Convenient access to public transport links are provided with Paisley St James Railway Station just a 5 minute walk north whilst regular bus services operate on Underwood Road a short distance south.

Nearby occupiers include Screwfix, Jewsons, John Baillie Carpets, LSK, Howdens, Paint Shed, Fyfe & McGrowther and Tool Station.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	7,365	684.23	Available
Total	7,365	684.23	



VIEWING & FURTHER INFORMATION

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