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TO LET/MAY SELL

10 Fountain Crescent, Inchinnan Business Park,
Inchinnan, Renfrewshire PA4 9RE

Modern Detached Headquarters Manufacturing, Industrial & Distribution Building

50,943 sq ft to 148,567 sq ft on a large site of 16.06 acres (6.5 ha)

Highlights

- High Quality HQ style Manufacturing, Industrial & Distribution facility
- Capable of sub-division - 50,943 to 148,567 sq ft
- Warehouse/production/industrial & office accommodation
- Up to 8.29m eaves height
- 4 ground level loading doors
- 5 dock level loading bays
- Concrete yard
- Generous 168 space (approx.) car park
- Total site area: 16.06 acres (6.5 ha)
- Low site coverage of 17%
- Excellent motorway connections – 1 mile from M8 (J29)
- Close proximity to Glasgow International Airport
- Glasgow city centre – 11 miles



Location & Situation

Inchinnan is located within Renfrewshire, immediately adjacent to Glasgow Airport and approximately one mile from Junction 29 (St James Interchange) of the M8 motorway where it meets the A737 Paisley to Irvine trunk road.

Glasgow lies approximately 11 miles east via the M8 motorway whilst the M8 also provides access to the Central Scotland motorway network (M74 & M77) at the Planation interchange. The River Clyde bridge between Renfrew and Yoker, due to open in Spring 2025, will also provide improved road links with north Glasgow.

Inchinnan Business Park is accessed from A726 Barnsford Road which links to Junction 29 of the M8. The property is located on Fountain Crescent, which is accessed off the main estate road, Barnsford Avenue.

Due to its location and because of input from Scottish Enterprise in the 1990's onwards, Inchinnan Business Park has become a high quality and established commercial location, home to a variety of engineering, manufacturing, life science and industrial businesses. The Park forms part of AMIDS (Advanced Manufacturing Innovation District Scotland) aimed at boosting Scotland's advanced manufacturing and life science sectors.

Notable occupiers located within the Park, providing testament to its well established and popular location include; Rolls Royce, Thermo Fisher Scientific, Professional Beauty Systems Bray Controls, Terumo Aortic, Peak Scientific, ELIS, James Fisher Defence, Teknek, Aulds Delicious Desserts and National Construction College Scotland.

The nearest railway stations are located within Paisley and there are frequent bus services to Paisley, Glasgow and surrounding areas.



Travel Distances & Drive Times

Glasgow	12 miles	20 mins
Edinburgh	60 miles	1 hr 18 mins
Stirling	40 miles	46 mins
Aberdeen	156 miles	2 hrs 52 mins
Inverness	179 miles	3 hrs 16 mins
Carlisle	105 miles	1 hr 56 mins
Manchester	224 miles	3 hrs 49 mins
London	411 miles	7 hrs 8 mins





Description

The property comprises a modern headquarters manufacturing and distribution facility with adjoining 2-storey office block, all within a large, landscaped site.

Constructed in 1992, the property is of steel portal frame construction with profiled metal cladding to the elevations and roof. The office elevations are of glazed and clad curtain walling and there is also a glazed double height reception / atrium linking the warehouse and office block.

Specification features:

Warehouse

- Partially painted concrete floor
- LED lighting
- Gas fired heating system
- Eaves height: 8.29m
- 3 ground level loading doors and 3 dock levellers leading to concrete loading areas
- The main floor space is used as open plan storage accommodation. This area also includes an upper floor production area, 2 storey office accommodation, staff canteen and WC/welfare facilities.
- A small mezzanine level has been constructed from a steel frame and provides additional storage. It is accessed from a steel staircase and has a small office underneath.
- 1 no goods lift and 1 no. passenger lift
- The warehouse interconnects with the production area.

Production Area

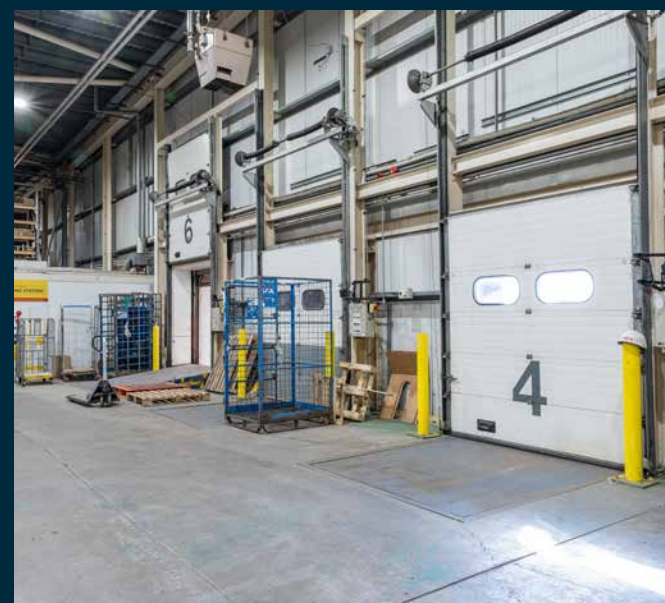
- Interconnects with the warehouse and broadly of similar construction
- Painted concrete floor
- LED lighting
- Gas fired heating system
- Eaves height: 6.89m
- 1 ground level loading door and 2 dock levellers leading to small concrete loading areas
- Forklift charging area

Offices

- 2-storey modern office block with external glazed and metal clad elevations all under a profile metal sheet roof
- Entered via an enclosed adjacent atrium reception
- Suspended ceilings incorporating fluorescent lighting
- Gas fired heating via radiators
- Carpet floor coverings
- Aluminium double-glazed windows
- Comprises a number of cellular suites together with large open plan office areas, meeting rooms and further male and female WCs

External

- Landscaped site with grass areas, trees and hedgerows
- Site secured with perimeter fencing and double steel gates at entrance
- Concrete loading areas leading into the warehouse and production areas
- Substantial monoblock surfaced 168 spaces (approx) car park benefiting from lighting and CCTV

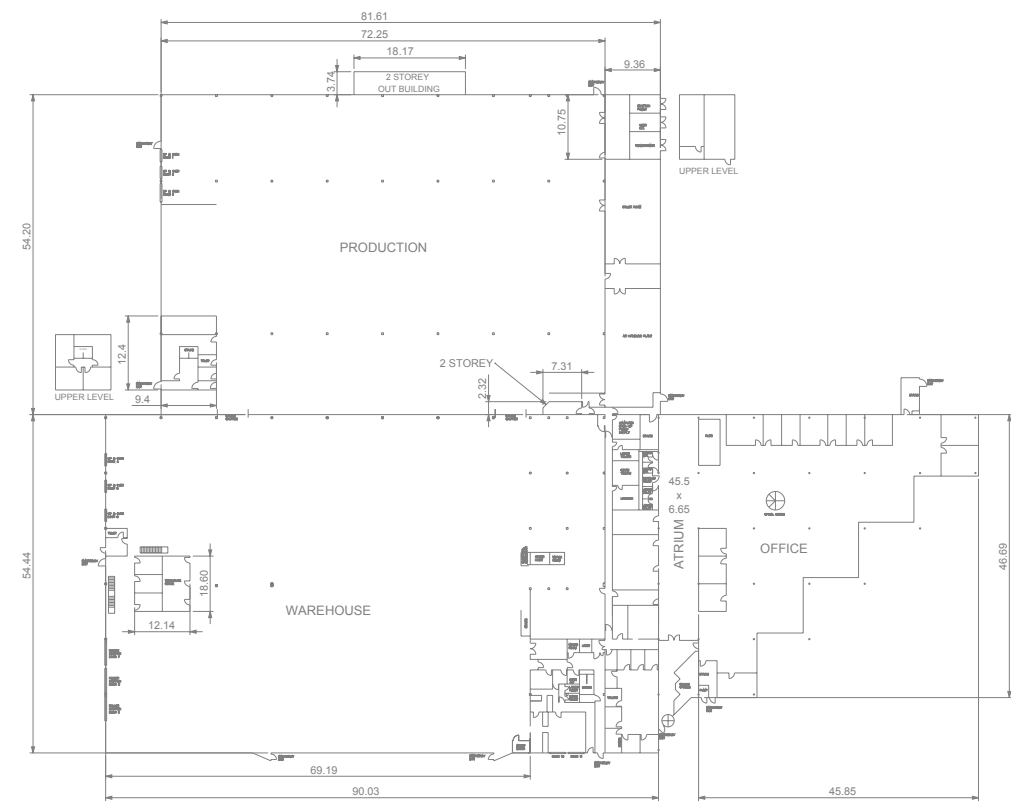


Accommodation

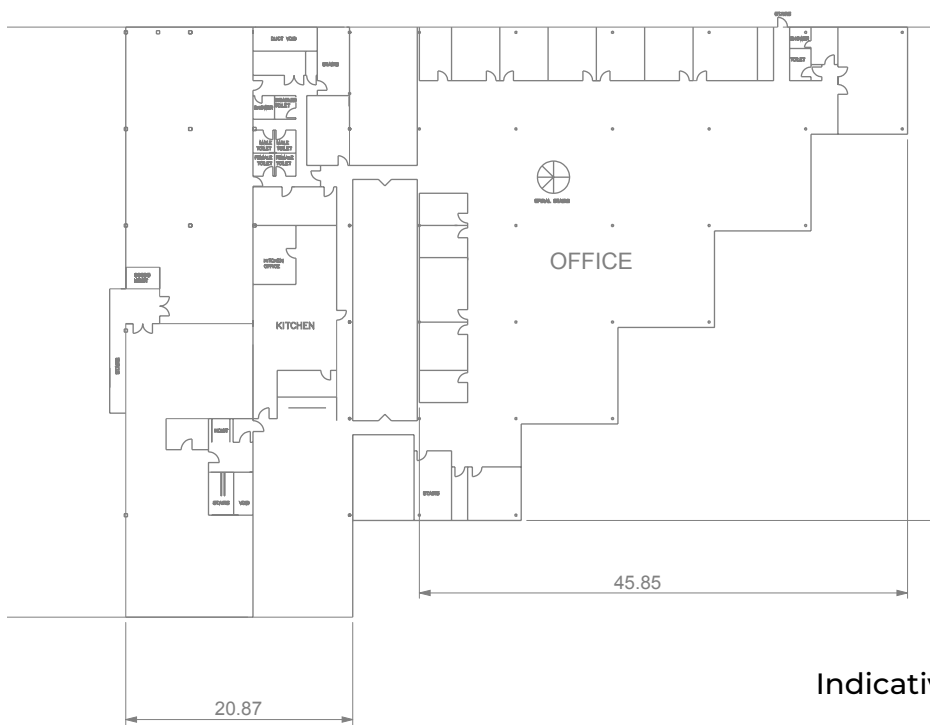
	SQ FT	SQ M
Warehouse (GF)	52,796	4,904.87
Warehouse (1st Fl)	12,230	1,136.16
Warehouse Mezzanine	1,282	119.09
Production (GF)	48,343	4,491.22
Production (1st Fl)	2,600	241.50
Atrium/Concourse	3,458	321.23
Main Office block (GF)	13,929	1,294.08
Main Office block (1st Fl)	13,929	1,294.08
Total Gross Internal Area (GIA) approx.	148,567	1,294.08

The building sits on a site totalling approximately 16.06 acres (6.5 ha) providing a low site coverage of approximately 17%.

Ground Floor:



First Floor:



Indicative only.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

EPC rating: D. Potential: A

Terms

The property is available on the basis of a new Full Repairing & Insuring lease. It can be sub-divided to meet requirements from approximately 51,000 sq ft upwards with further details available on request.

Alternatively, our clients may consider a sale of the whole property.

Rent/Price

On application.

Viewing & Further Information

For further information or to arrange a viewing please contact:

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