



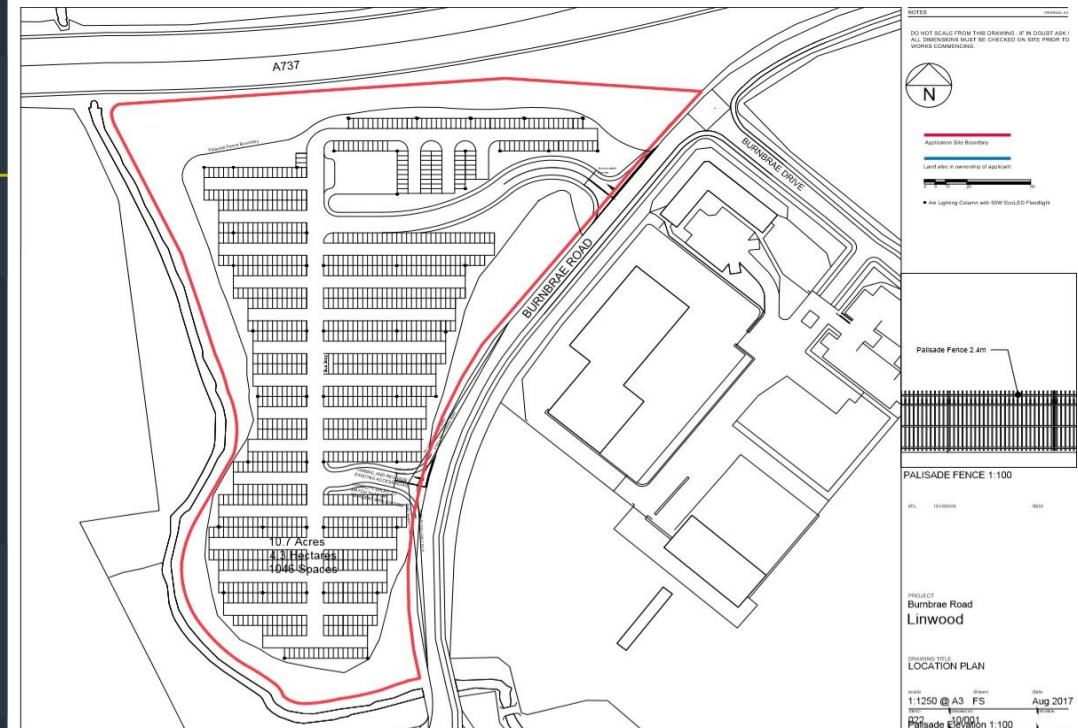
FALCONER
PROPERTY CONSULTANTS

TO LET

Burnbrae Road, Linwood,
Paisley, PA3 3BU

SURFACED YARD / STORAGE

- PRICE ON APPLICATION
- SIZES AVAILABLE FROM 1 ACRE
- 2.5 MILES FROM GLASGOW INTERNATIONAL AIRPORT
- GREAT FRONTAGE ONTO A737
- SURROUNDING OCCUPIERS INCLUDE SKYPORT PARK AND RIDE AND PARKSAFE
- PROPOSED £300 MIL EXPANSION OF GLASGOW AIRPORT

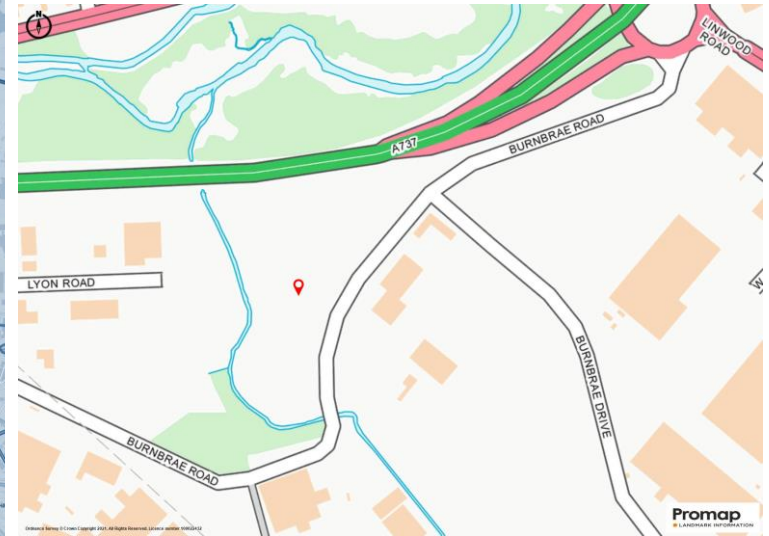


LOCATION

Linwood is a town in Renfrewshire in the west central Lowlands of Scotland, 14 miles west of Glasgow. It is about a mile and a half north-east of Johnstone and west of Paisley close to the Black Cart Water and the A737 Road.

Paisley is a town situated in the west central Lowlands of Scotland. Located on the northern edge of the Gleniffer Braes, the town borders the city of Glasgow to the east, and straddles the banks of the White Cart Water, a tributary of the River Clyde.

It serves as the administrative centre for the Renfrewshire council area, and is the largest town in the historic county of the same name. Paisley is often cited as "Scotland's largest town" and is the fifth largest settlement in the country, although it does not have city status. The site itself is situated on the western side of Burnbrae Road close to its junction with Burnbrae Drive and benefiting from frontage onto the A737. It is highly accessible from Glasgow and Inverclyde via the M8 Motorway and from Ayrshire via the A737. Surrounding occupiers include Parksafe and Skypoint Park and Ride.



DESCRIPTION

The subjects comprise a substantial site which has been cleared extending to approximately 4.3 Ha / 10.7 ac. The site is directly opposite long stay secure airport parking and only 2.5 miles from Glasgow Airport with easily accessible road links.

There are proposals outlined for the expansion of Glasgow Airport with some works having already started in Q2 2019. The expansion plans include new terminals, new runways and rail network with a projected costing in the region of £300M.

The site would be suitable for a variety of uses such as storage.

FLOOR AREAS

Area of approximately 10.7 acres (4.3 hectares) in total.

Sizes available from 1 acre.

PROPOSAL

Price on application.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

PLANNING

Please contact Renfrewshire Planning department for further information



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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