

# To Let

## Unit 30, Riverpark Industrial Estate

Bridge Street, Linwood PA3 3DW

365 sq.m (3,925 sq.ft)

This is a self-contained, single-bay industrial unit forming part of a complex of buildings which were formerly part of the Watson paper mill. It has recently been used as an engineering workshop, landscape contractor depot and as a store.



- Warehouse dimensions 39.75m x 9.2m wide
- Internal height approx. 5m to eaves
- Roller shutter goods door 3.11m wide x 3.30m high
- Re-roofed
- Steel security personnel door
- Male / Female toilets
- 3-phase electricity supply

Type of Lease :	New FRI lease
Rental :	£ 9,840 per annum + VAT
Payment Terms :	Monthly in advance (by Standing Order)
Period of Lease :	1 - 5 years
Entry :	Available 1st October (or sooner by arrangement with outgoing tenant)
Rateable Value:	£ 10,300 (eligible for 100% SBBS rates relief)
Estate Maintenance Charges:	The share of current charges would be £104 + VAT per month
Security Deposit:	£1,200



**Business Property For Rent**

For all enquiries, please contact the landlord's agent:-

**Sim Property Management Ltd**

Whitcrook Business Centre  
78 Whitcrook Street, Clydebank, G81 1QF

Tel (0141) 952 1444

Email [postbox@simproperty.co.uk](mailto:postbox@simproperty.co.uk)

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