



Versatile three-level commercial property extending to approximately 219 sqm, with workshop, storage, reception and potential for additional accommodation



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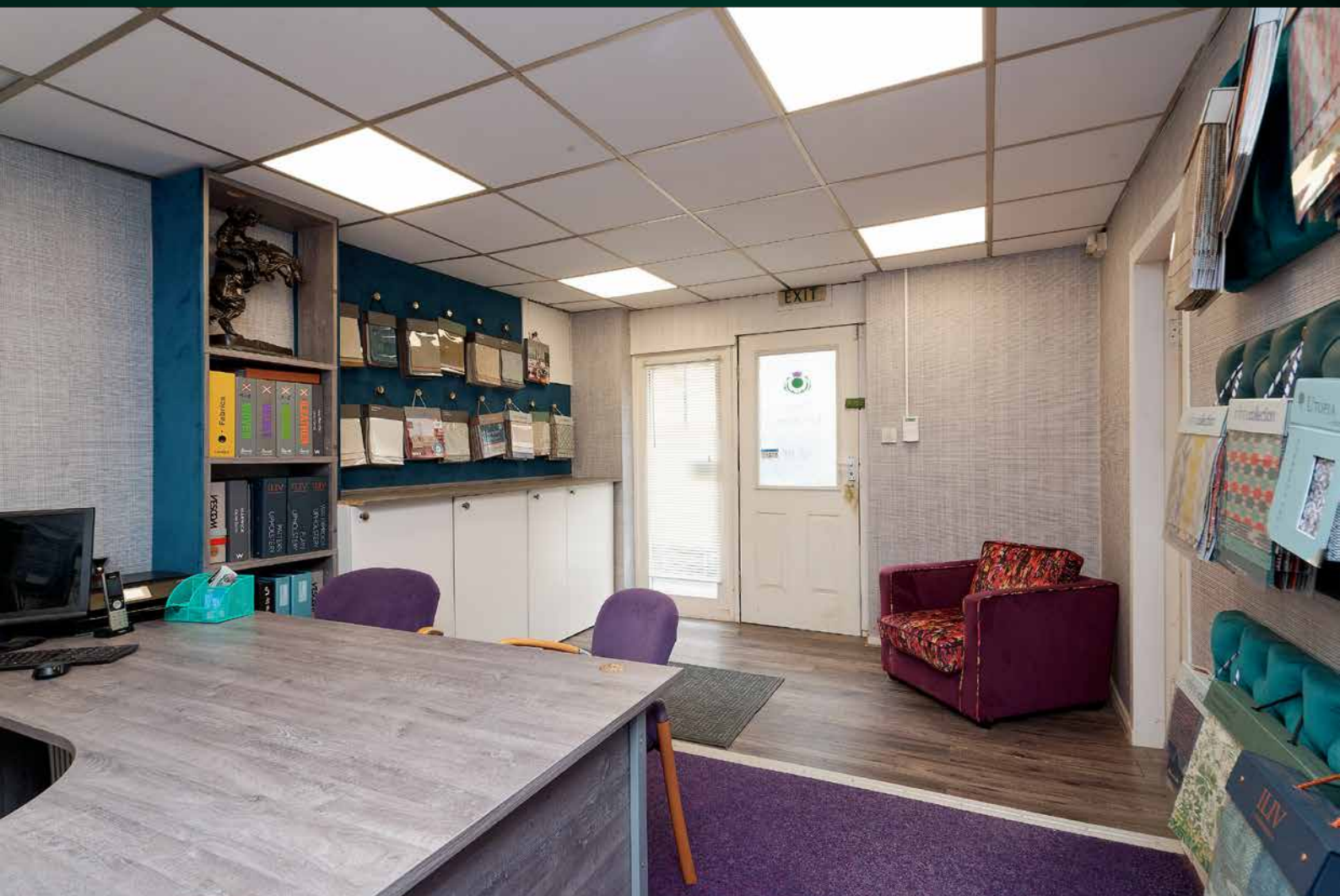


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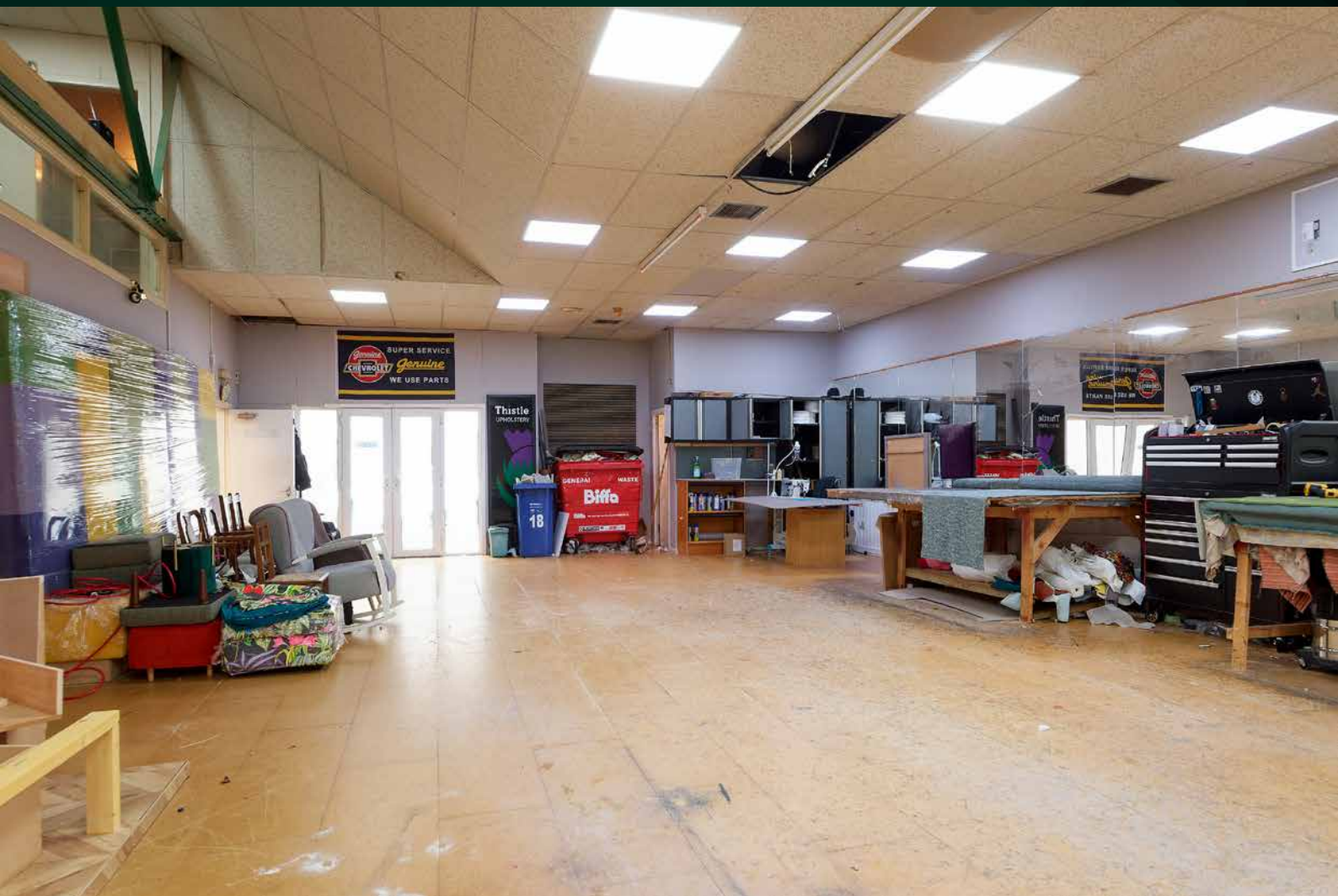
A substantial commercial property arranged over three levels, extending to approximately 219 sq m (2,357 sq ft) in total, currently utilised as an established upholstery business workshop, storage and reception facility.

THE RECEPTION



The property offers a versatile range of accommodation with excellent potential for a variety of commercial uses. The ground floor provides a welcoming reception area, shower room and a large, open-plan workshop area, benefiting from a roller shutter door providing convenient access for deliveries and loading.

THE WORKSHOP



open-plan workshop area, benefiting from a roller shutter door providing convenient access

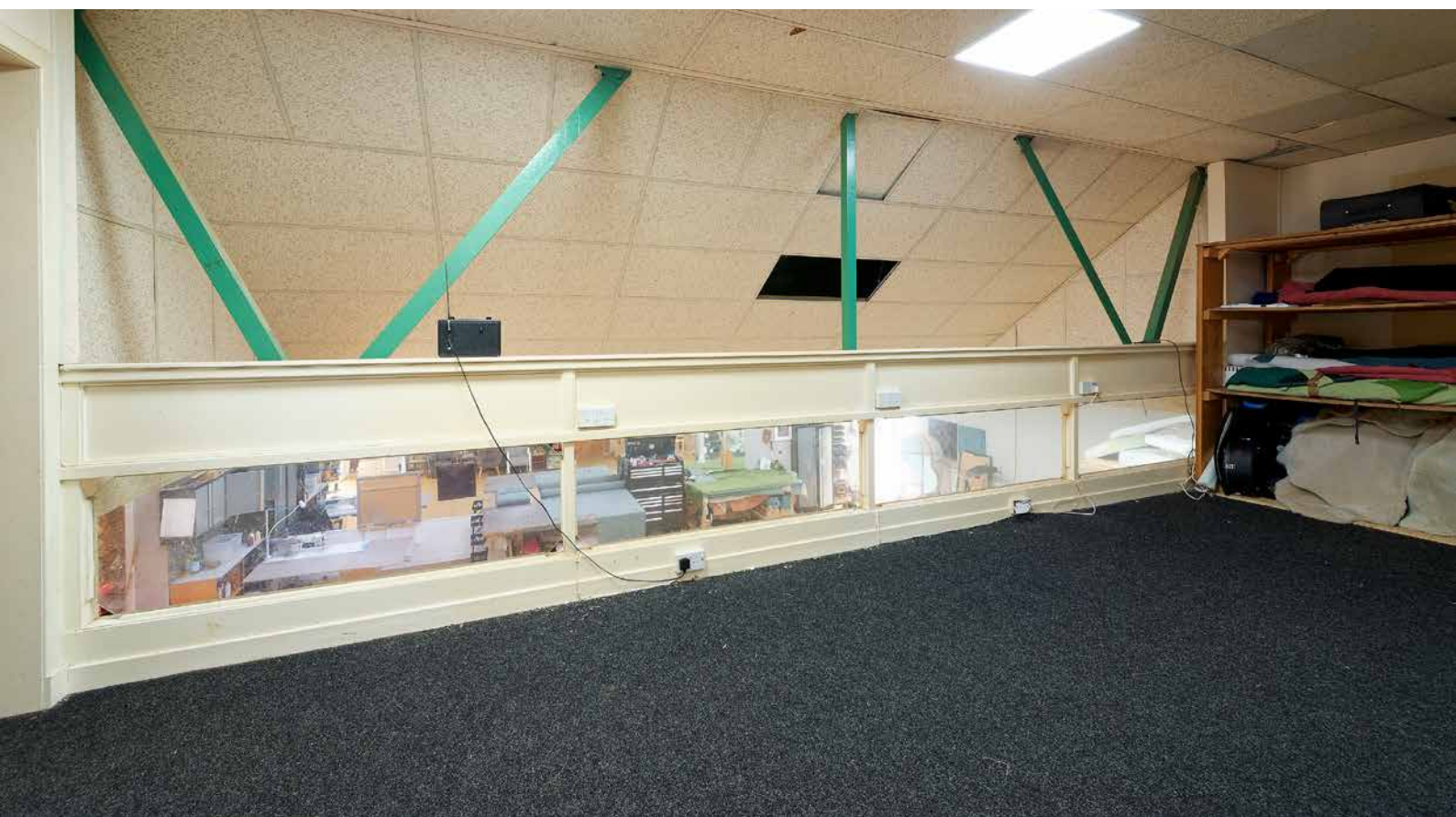


STORAGE



A mezzanine floor provides valuable additional storage space, while a staff kitchen is also included.

THE MEZZANINE

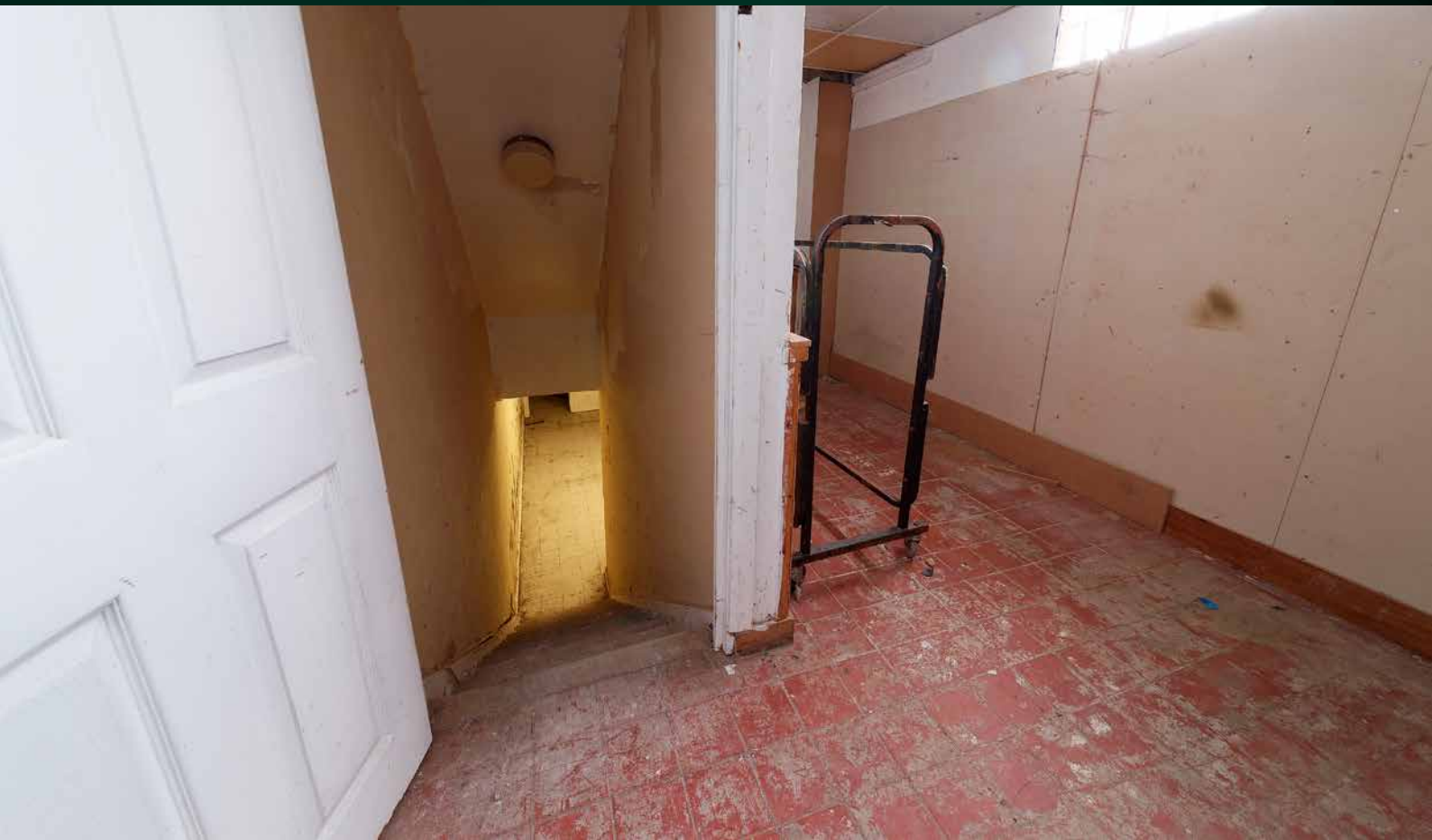


THE KITCHEN & WC



The lower ground/basement level provides further substantial floor space and offers considerable flexibility for a range of uses, subject to the necessary consents. The space could lend itself to uses such as a gym or fitness studio, offices, workshop, storage facility, studio or other commercial enterprise. There is also scope to explore conversion of the basement to additional accommodation, subject to planning permission, building warrants and any other relevant statutory consents.

THE BASEMENT

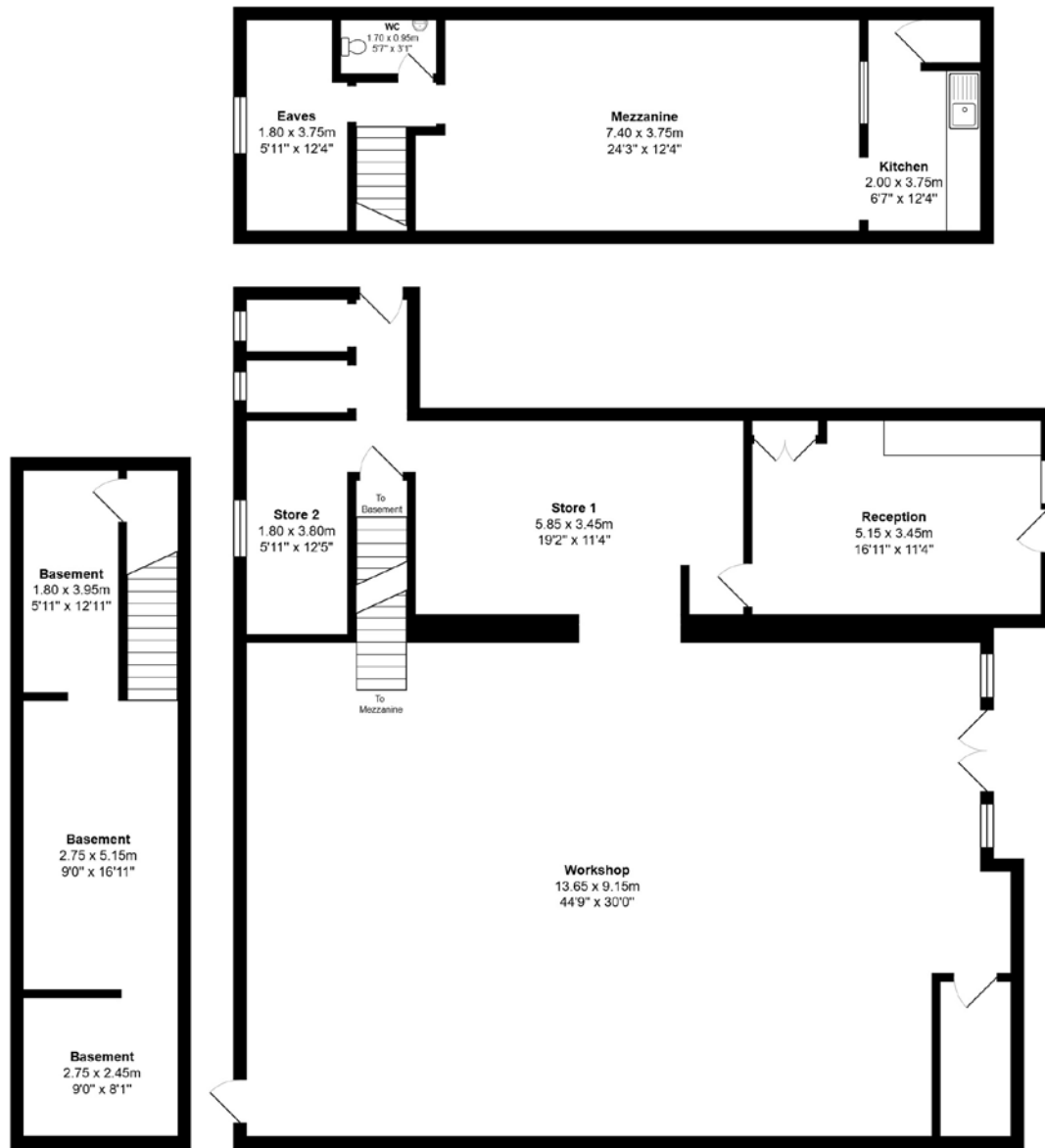


Extending to approximately 219 sq m over three levels, the property represents an excellent opportunity for an owner-occupier, investor or business seeking generous and adaptable commercial premises in Paisley. The combination of workshop, reception, storage, staff facilities, mezzanine and basement accommodation provides significant flexibility and potential for future reconfiguration or development.

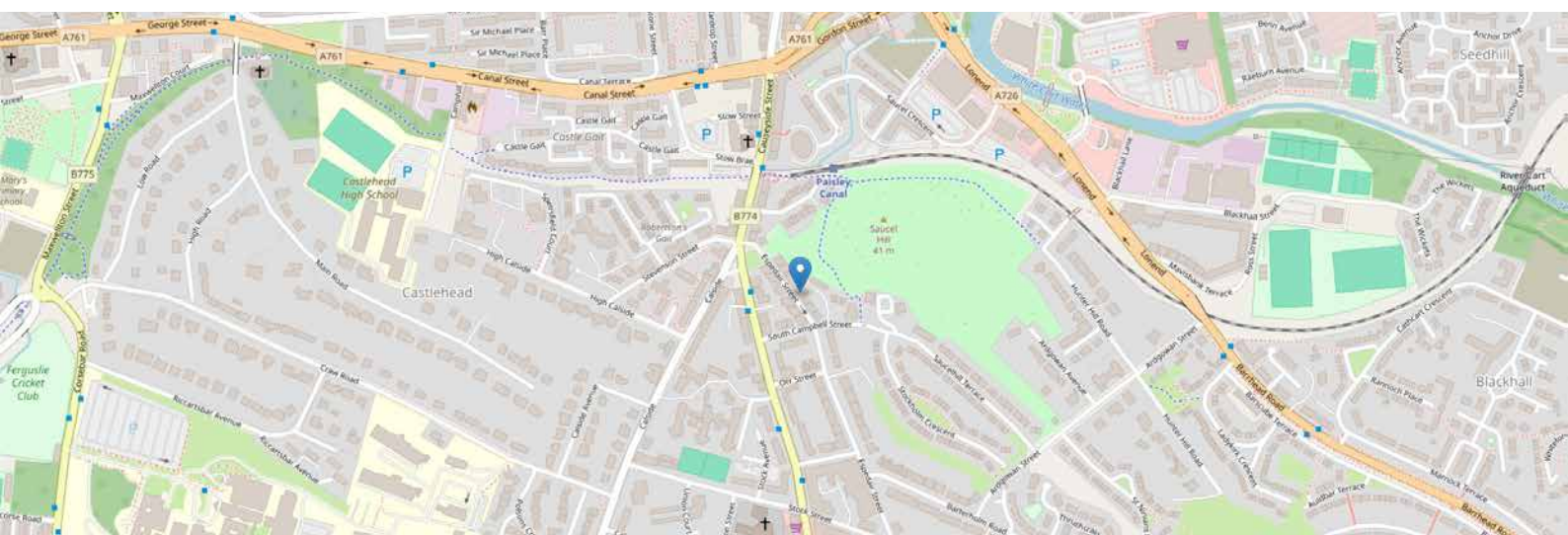
EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

The property is situated on Espedair Street, Paisley, within an established commercial and residential area close to Paisley town centre. Paisley is one of Renfrewshire's principal towns and benefits from a wide range of local amenities, including shops, supermarkets, cafés, restaurants, professional services and leisure facilities. The property is well positioned for access to the town centre and surrounding neighbourhoods, while the wider area provides a strong mix of commercial and residential occupiers.





The location also benefits from excellent transport connections. Paisley Gilmour Street railway station provides regular rail services to Glasgow and other destinations, while the nearby road network offers convenient access to the M8 motorway, Glasgow Airport and Glasgow city centre.

Espedair Street therefore provides a convenient and accessible location for a range of commercial uses, with the property's flexible accommodation offering potential for owner-occupiers, investors and businesses seeking premises within the Paisley area.



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