



△ LINWOOD | PA1 2BH

PHOENIX BUSINESS PARK

FOR SALE
TWO INCOME PRODUCING
MULTI-LET OFFICES

INVESTMENT OVERVIEW



Trojan House and Phoenix House occupy a prominent position within Phoenix Business Park, Linwood.



Phoenix Business Park forms part of the wider Phoenix mixed-use development in Linwood, a major hub of retail, leisure, roadside and commercial uses that underpins strong occupier demand.



Two detached pavilion-style office buildings totalling 17,828 sq ft, arranged over ground and first floors and suited to smaller occupiers.



A multi-let office investment c.90% occupied by a diverse tenant mix, providing immediate income with clear asset-management upside through leasing the remaining suite.

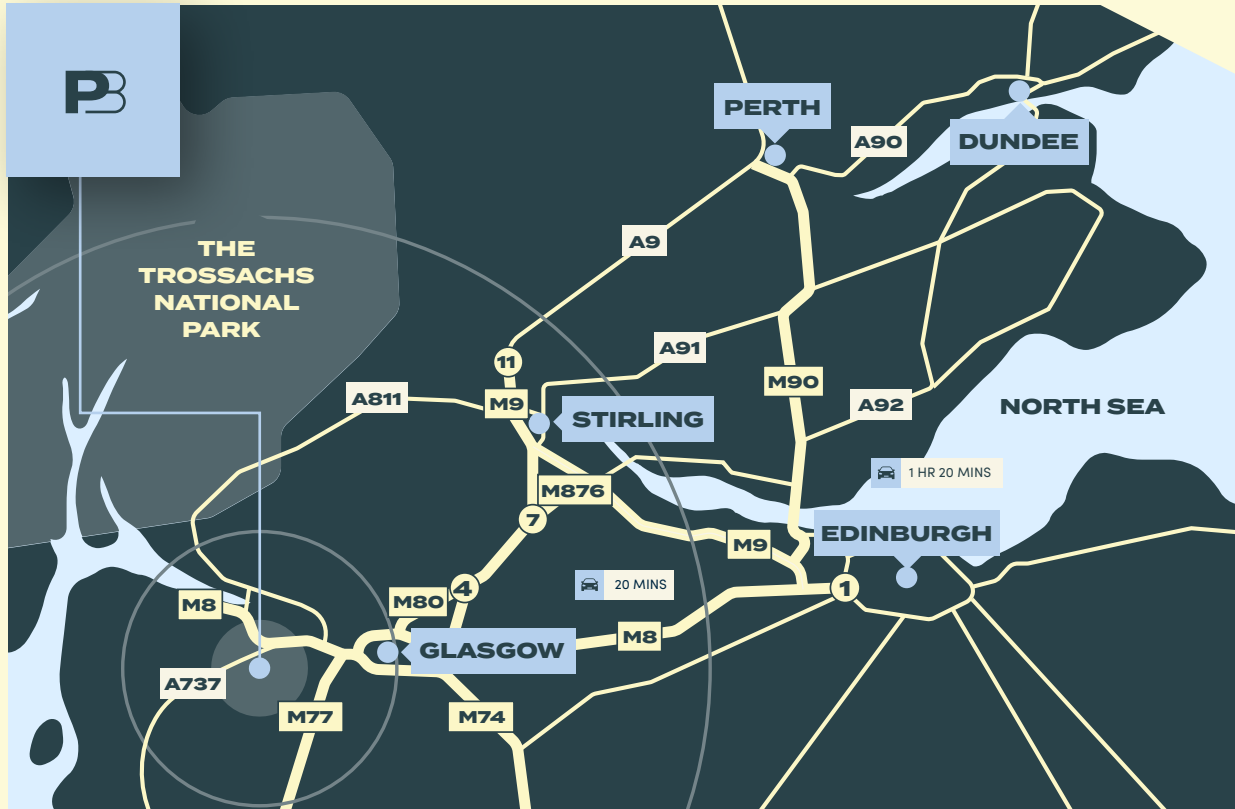


Pricing significantly below reinstatement cost, offering a compelling value play with clear capital growth potential.



Offers in excess of **£1,500,000** sought, exclusive of VAT, reflecting a **net initial yield of 11.39%** after allowing for standard purchase costs. This reflects a **capital value of only £84 per sq ft**.





PRIME POSITION

PROMINENT BUSINESS PARK
WITH EXCELLENT MOTORWAY
CONNECTIVITY AND ESTABLISHED
NEIGHBOURING OCCUPIERS.

COMMERCIAL HUB

Phoenix Business Park sits within The Phoenix development at Linwood, one of the west of Scotland's principal mixed-use commercial destinations. Surrounding amenities and occupiers within the wider scheme include major retail, leisure, roadside and trade uses, with nearby operators including Asda, Smyths Toys, Matalan, B&M, Poundland, TK Maxx, Showcase Cinema, Arnold Clark and Premier Inn.

SITUATION

The buildings occupy a prominent corner site with direct roundabout access. Surrounding occupiers include A & D Logistics, Arnold Clark, WH Malcolm and Premier Inn.

WELL CONNECTED

Phoenix Business Park benefits from an excellent strategic location just off the A737 and around two miles from Junction 29 of the M8, giving fast dual-carriageway access to Glasgow and the wider motorway network. Glasgow Airport is only three miles away, with Paisley town centre a similar distance. Frequent local bus services further strengthen connectivity, ensuring easy access for staff travelling from surrounding residential areas.



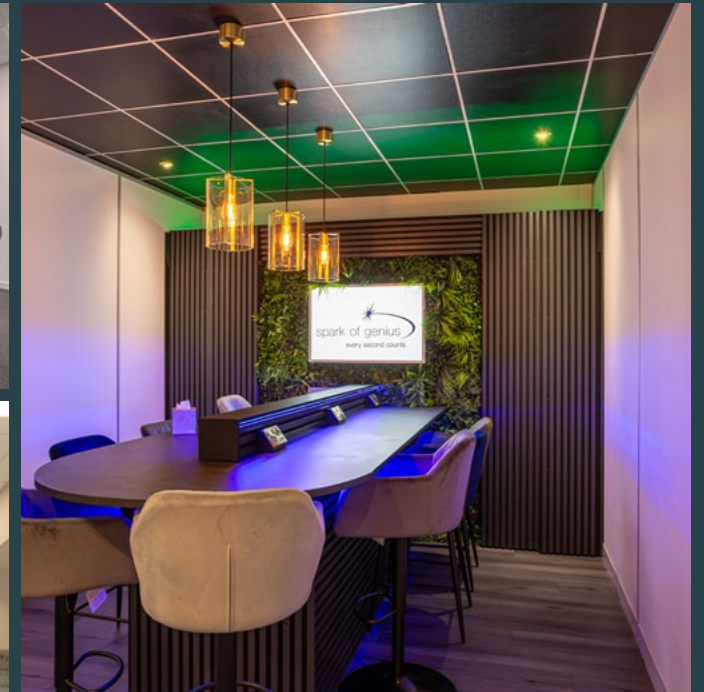
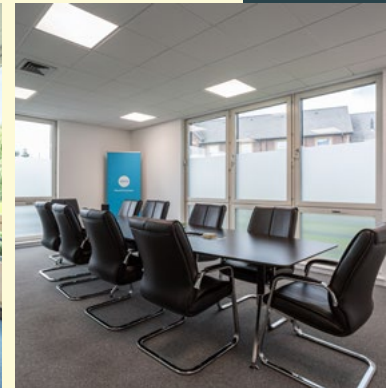


FLEXIBLE WORKSPACE

- **Two modern detached office pavilions** (Trojan House and Phoenix House), developed in the early 1990s and arranged over two storeys.
- **Flexible layouts** combining open-plan and cellular space, well suited to multi-occupancy.
- **Quality specification** including raised access floors, suspended ceilings with recessed lighting, plastered and painted finishes, and perimeter hot-water radiators.
- **Attractive modern design** with steel frame construction, brick infill walls, pitched tiled roofs and full-height glazed entrances.
- **Prominent position within the Park** with generous on-site parking and strong visibility.



MODERN OFFICE
PAVILIONS
OFFERING **FLEXIBLE
ACCOMMODATION
AND GENEROUS
PARKING**

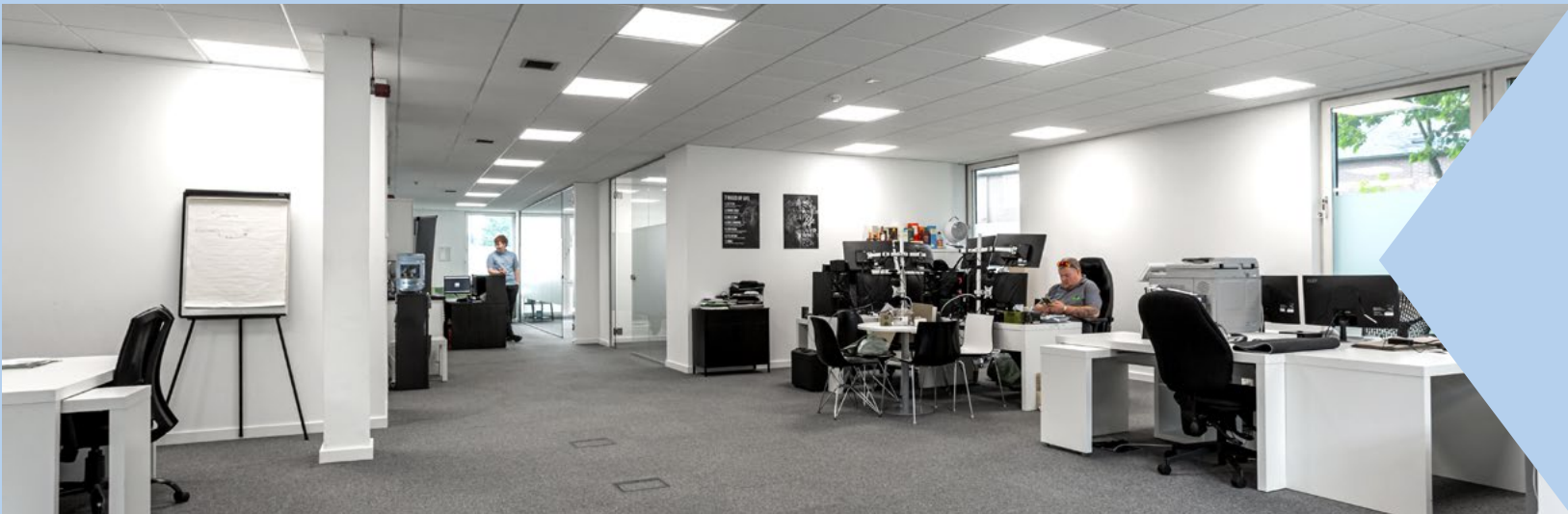


ACCOMMODATION



▷ The buildings extend to the following approximate floor areas.

Suite	Area (sq ft)	Area (sq m)
Suite 1 G/F, Phoenix House	2,402	223.15
Suite 2 G/F, Phoenix House	1,831	170.10
1st Floor, Phoenix House	4,706	437.20
Ground Floor, Suite 2, Trojan House	2,498	232.07
Ground Floor, Suite 1, Trojan House	1,701	158.03
1st Floor, Trojan House	4,690	435.72
Total	17,828	1,656.28



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TENANCY PROFILE

▷ Total passing rent is £181,102 per annum, with an estimated rental value of £199,412 per annum.



Description	Tenant	Lease start	Lease expiry	Next review / break	Area (sq ft)	Passing rent pa	Headline rent psf
Suite 1 G/F, Phoenix House	Calaila Tax Service Ltd	03/02/2025	02/02/2030	Tenant Break 02/02/2028	2,402	£30,025	£12.50
Suite 2 G/F, Phoenix House	Vacant				1,831		
1st Floor, Phoenix House	Power Construction Services International Ltd	30/08/2007	29/08/2027		4,706	£47,060	£10.00
Ground Floor, Suite 2, Trojan House	Far Logistics (Glasgow) Ltd	01/08/2022	31/07/2027		2,498	£24,980	£10.00
Ground Floor, Suite 1, Trojan House	Clydebuilt Business Solutions Ltd	17/07/2017	16/07/2027		1,701	£20,412	£12.00
1st Floor, Trojan House*	Spark of Genius (Training) Ltd	23/08/2026	22/02/2031	Tenant Break Option 23/02/2029	4,690	£58,625	£12.50
Total / occupied					17,828	£181,102	

*If tenant break is not served, the rent from 23 February 2029 to 22 April 2029 will be reduced to £23,312.50 per annum (exclusive of VAT).

EPC

EPCs available on request.

TENURE

The property is held on a Heritable basis (comparable to English Freehold).

VAT

The property has been elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).

ANTI-MONEY

LAUNDERING REGULATIONS

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

PROPOSAL

Offers in excess of
£1,500,000 sought,
exclusive of VAT, reflecting
a **net initial yield of 11.39%**
after allowing for standard
purchase costs. This
reflects a **capital value**
of only **£84 per sq ft.**

FURTHER INFORMATION

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PHOENIX BUSINESS PARK

The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. July 2026. Produced by Fifth House