

Industrial

UNIT 12-C1 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ

UNIT 12-C1 | 3,798 SQ FT

High quality starter unit

Unit 12C1 is being offered as un-refurbished, low cost, safe and secure storage space. The space provides dedicated car parking, WC facilities and min 4m eaves height. Unit 12C1 and 12C3 can be combined together to create a bigger space of c 6,000 sq ft. Available short term – Ideal for businesses requiring external storage space only. Anniesland Business Park offers shared parking, circulation space, CCTV and 24 hour manned security, and located three miles north-west of Glasgow city centre, is a prime trade, industrial, and business location, with local occupiers including Toolstation and Screwfix.

Lease Type

New



✓ Unit Summary

- ☒ 24 Hour Access
- ☒ Storage Unit
- ☒ On-Site Security
- ☒ Roof Lights
- ☒ Car Parking
- ☒ WC Facilities

View Floor Plans

View Virtual Tour

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£7,900.00	£2.08
Rates	£10,080.00	£2.65
Maintenance Charge	£7,600.00	£2.00
Insurance	£759.60	£0.20
Total Cost	£26,339.60	£6.94

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

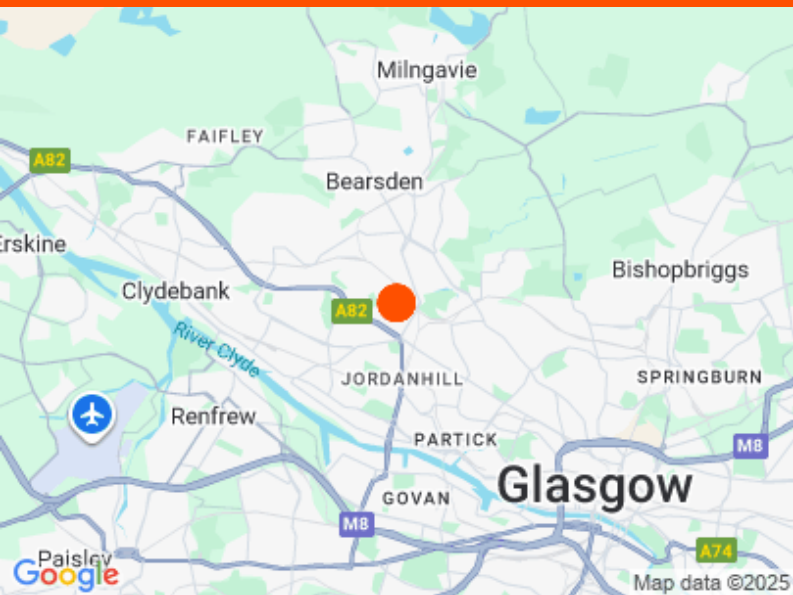
➔ For more info please visit: unit.info/UIP0100543

+44(0) 808 169 7554

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Location

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow



Road
M8: 3 miles



Airport
Glasgow: 7 miles



Rail
Anniesland: 1 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (4)

Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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