

Industrial

# UNIT 18 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ



## UNIT 18 | 1,053 SQ FT

High quality unit

This mid-terrace light industrial unit is located on one of Glasgow's prime industrial estates. Flexible space that is well suited to a number of uses including storage, manufacturing and general warehouse space. The unit has both a pedestrian and vehicular level access door. Anniesland Business Park offers shared parking, circulation space, CCTV and manned security.

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

- Roof Lights
- CCTV
- 24 Hour Access
- LED Lighting
- Car Parking
- Flexible Space

[View Floor Plans](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,600.00	£11.97
Rates	£4,300.00	£4.08
Maintenance Charge	£2,200.00	£2.09
Insurance	£210.60	£0.20
<b>Total Cost</b>	<b>£19,310.60</b>	<b>£18.34</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

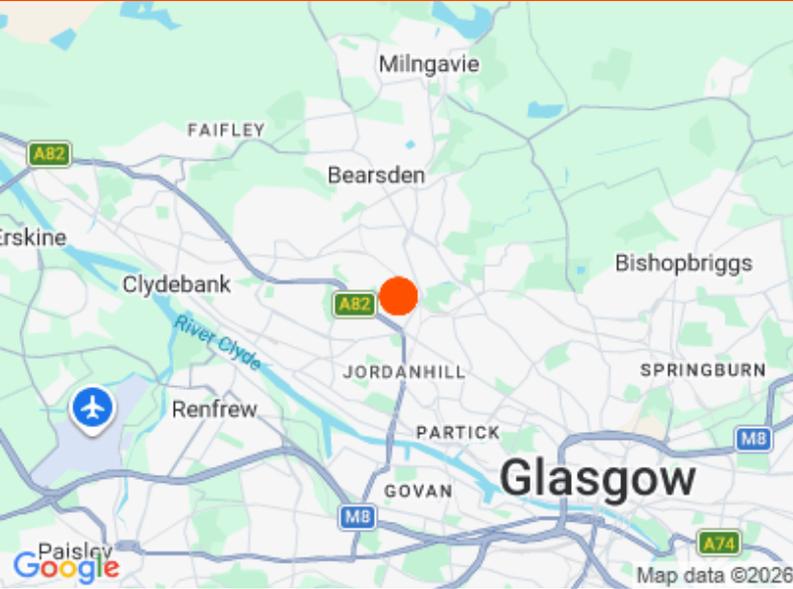
➔ For more info please visit: [unit.info/UIP0100556](http://unit.info/UIP0100556)

**+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 (7)

## 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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