

Industrial

UNIT 38 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ

UNIT 38 | 5,525 SQ FT

Refurbished industrial unit

This recently refurbished, modern industrial unit is located on one of Glasgow's premier industrial estates. Occupying a prominent end-of-terrace position adjacent to City Plumbing and Howdens, the unit is ideally suited to trade counter, warehouse and light industrial occupiers. The property benefits from LED lighting, WC facilities, 6m eaves height, and both vehicular and pedestrian access doors. Recent refurbishment works include the installation of a new roof and rooflights, together with comprehensive internal refurbishment, providing high-quality accommodation ready for immediate occupation.

Lease Type

New



Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Flexible Space
- Well Maintained Estate
- LED Lighting



	Per Annum	Per Sq Ft
Rent	£51,900.00	£9.39
Rates	£16,092.00	£2.91
Maintenance Charge	£11,500.00	£2.08
Insurance	£1,147.80	£0.21
Total Cost	£80,639.80	£14.60

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/UIP0100581

+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 (12)



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Key Contact



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