/INDURENT



Industrial

UNIT 9 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ

UNIT 9 | 1,544 SQ FT

Versatile, high quality and modern industrial unit

Unit 9 offers a clean, bright warehouse or workshop space with electric roller shutter door for easy access. 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 24 hour access, with security staff on site 24/7 and extensive CCTV coverage. There is an abundance of shared car parking for staff and customers, with the site benefiting from recent resurfacing and relining works.

Lease Type	New



Unit Summary

- Roller Shutter Door
- 24 Hour Access
- Flexible Space
- Roof Lights
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£16,500.00	£10.69
Rates	£6,916.14	£4.48
Maintenance Charge	£3,100.00	£2.01
Insurance	£308.80	£0.20
Total Cost	£26,824.94	£17.37

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/UIP0100540

+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 (6)

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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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