

Industrial

Unit 23D | Anniesland Business Park

📍 Netherton Road, Glasgow, G13 1BJ

Unit 23D | 1,228 sq ft

Versatile, high quality and modern industrial unit

Unit 23D offers a clean, bright warehouse or workshop space with energy efficient LED lighting and electric roller shutter door for easy access. A small office and W/C facilities are installed so the unit is ready for immediate use. This unit would be ideal for retail warehousing, light industrial or manufacturing.

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

- On-Site Security
- CCTV
- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Well Maintained Estate


View Floor Plans →

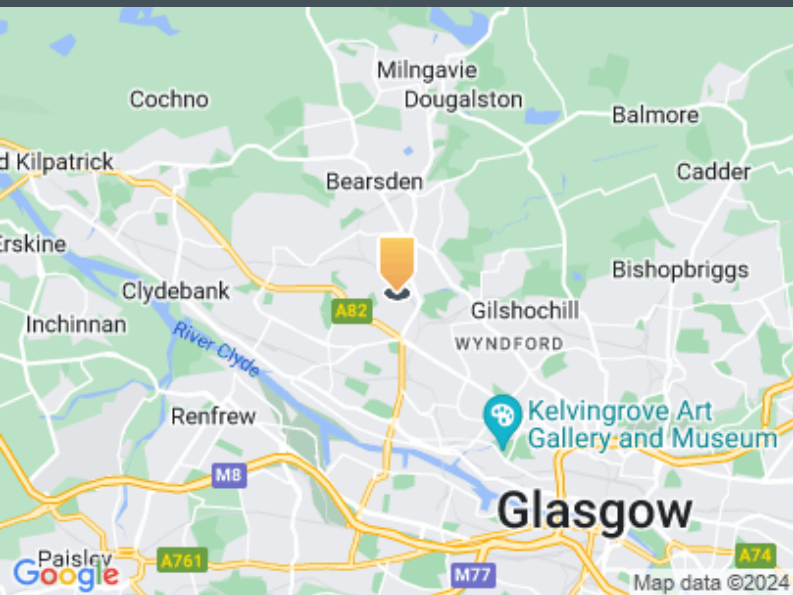
£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,100.00	£11.48
Rates	£6,854.40	£5.58
Maintenance Charge	£2,500.00	£2.04
Insurance	£245.60	£0.20
Total Cost	£23,700.00	£19.30

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.

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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

The estate is located immediately to the north of the junction of Great Western Road (A82) and Crow Road. The Clyde Tunnel provides direct access to the M8 and its junction with the M74.



Airport

Glasgow Airport lies approximately 6 miles west of Anniesland and is within a 15 minute drive



Rail

The estate is located immediately to the north of the junction of Great Western Road (A82) and Crow Road. The Clyde Tunnel provides direct access to the M8 and its junction with the M74.

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (6)

Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Industrials 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 Industrials.co.uk."



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