

# PROPERTY

By  Jobs & Business  
Glasgow

## TO LET

MODERN INDUSTRIAL UNITS  
GLENWOOD BUSINESS PARK,  
GLENWOOD PLACE, CASTLEMILK, G45 9UH

- Variety of suites ranging from 46.46 sq m (500 sq ft) to 232.34 sq m (2,500 sq ft)
- Units capable of interconnecting/sub-division
- Flexible lease terms available
- May qualify for Rating Relief (Small Business Bonus Scheme / Fresh Start)
- Established Industrial & trade Location.



24/7  
Access



CCTV



Car Parking



Transport  
Links



## LOCATION

Glenwood Business Park is located within the Castlemilk area of Glasgow which lies approximately 6 miles to the South of Glasgow City Centre. The estate benefits from excellent means of access and nearby facilities include the Braes Shopping Centre which has a strong mix of National and Local retailers, the Barlia Sports Complex and Castlemilk Sports Centre. Castlemilk is a well established suburb of Glasgow's South Side and is currently benefitting from significant investment and development from both private and social housing developers. The area is served by a number of bus routes and Croftfoot Train Station is located approximately 1.3 miles from the estate.

The park itself is very popular with both start up and established businesses thereby achieving strong occupancy rates.

## FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), units range in size from 46.46 sq m (500 sq ft) to 232.34 sq m (2,500 sq ft). Multiple lets are available for larger floor plate requirements.

For an up-to-date availability schedule, please contact:

Graham + Sibbald LLP  
233 St Vincent Street, Glasgow, G2 5QY  
**0141 332 1194 or [jbgenquiries@g-s.co.uk](mailto:jbgenquiries@g-s.co.uk)**

## FEATURES

Glenwood Business Park provides modern terraced industrial units that would satisfy the majority of today's modern occupier requirements. Set in an established but tranquil location the units are of steel frame construction with brick / block infill walls surmounted by a pitched roof overlaid in profile metal sheeting.

The modern and high specification units offer an open plan layout with dedicated staff welfare facilities albeit some units further benefit from having internal office accommodation. The accommodation generally comprises of a concrete floor, block walls and strip / halogen light fittings. Each unit has a minimum of 1 dedicated WC. Access to each unit is afforded via both a pedestrian door and an electric secure vehicular roller door.

Each unit benefits from allocated car parking with visitor spaces in addition to modern security and CCTV systems.







## BUSINESS RATES

The individual units within the estate are valued and assessed separately for Rating purposes.

For information on a specific unit, please contact the Assessor on 0141 287 1111 or go to [www.saa.gov.uk](http://www.saa.gov.uk)

The poundage rate for the financial year 2022/2023 is 49.8 pence for properties with a Rateable Value up to £51,000, 51.1 pence for properties with a Rateable Value up to £95,000 and 52.4 pence for properties with a Rateable Value above that threshold.

Effective from 1st April 2018, there has been an expansion of Fresh Start Relief to include all property types, halving the period the property has to be empty to qualify from 12 months to six; and doubling the level of relief from 50% to 100% for the first year of any new occupation albeit subject to an upper limit of NAV/ RV £65,000. To qualify, properties must have been receiving vacant rates relief for a minimum of 6 months.

From 1st April 2017, the Small Business Bonus Scheme provides relief for qualifying occupiers at 100% for properties with a Rateable Value up to £15,000 and 25% for those where the Rateable Value is between £15,001 and £18,000. The upper limit for 25% relief for multiple premises is a cumulative Rateable Value of £35,000 (the 25% relief is available for qualifying occupiers for each individual property with a Rateable Value of £18,000 and under) from 1st April 2017. Small Business Bonus Scheme relief will be subject to the operation of other reliefs including Empty Property Relief, Rural Rate Relief, Charitable Rate Relief, Disabled Persons Rate Relief, discretionary relief for not-for-profit recreational clubs, Fresh Start relief and Business Growth Accelerator Relief, each of which may be available in certain circumstances.

## RENT/LEASE

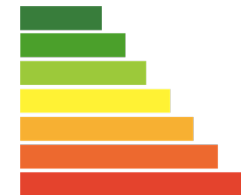
Our clients remain flexible on length of lease and will offer extremely competitive terms (subject to covenant etc).

## SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £2.50 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

Units within Glenwood Business Park have an Energy Performance rating of C.



## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

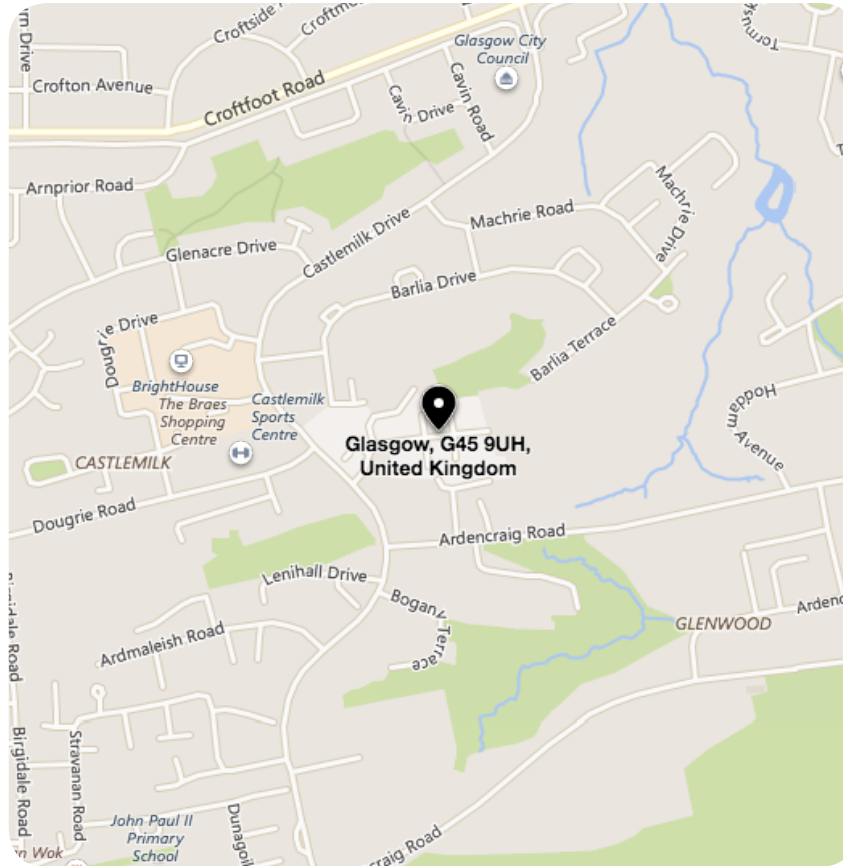
## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.



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## FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

Graham + Sibbald LLP  
230 St Vincent Street  
Glasgow, G2 5QY  
0141 332 1194

[jbgenquiries@g-s.co.uk](mailto:jbgenquiries@g-s.co.uk)  
[www.g-s.co.uk](http://www.g-s.co.uk)



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