

TO LET
INDUSTRIAL PREMISES



**Various Units, Laverockhall Street,
Glasgow, G21 4AB**

- Terrace Industrial Units
- Situated within an Established Industrial Estate
- Units ranging from 480 sq.ft. – 830 sq.ft.
- New FRI leases available
- Rental offers from £5,000 to £8,000 per annum, exclusive of VAT.

LOCATION

The subjects are located within the Laverockhall Street Industrial Estate in Springburn. The estate is situated approximately two miles north of Glasgow city centre. The property can be easily accessed via junction 15 of the M8 motorway or nearby public transport services. The industrial estate comprises a number of units for light industrial and warehouse use.

DESCRIPTION

The subjects comprise single storey terraced industrial units of brick construction surmounted by a single pitch roof clad in composite panelling. Access to the units are by way of pedestrian entrance or manual roller shutter. There is a communal yard with parking to the front of the units. Internally, the subjects benefit from concrete flooring, fluorescent strip lighting, and WC facilities.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Unit 26: 77.11 sq.m. (830 sq.ft.)
Unit 32: 45.76 sq.m. (492 sq.ft.)
Unit 34: 44.64 sq.m. (480 sq.ft.)
Unit 36: 48.06 sq.m. (517 sq.ft.)

RENT

Unit 26: £8,000 pa, excluding VAT.
Unit 32: £5,000 pa, excluding VAT.
Unit 34: £5,000 pa excluding VAT.
Unit 36: £5,000 pa excluding VAT.

As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll as follows:-

Unit 26: £5,500
Unit 32: £3,200
Unit 34: £3,300
Unit 36: £3,200

The poundage rates for 2023/2024 is £0.498 in the pound.

The properties will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for each property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
07917 684033
louise.gartland@g-s.co.uk



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Commercial Property Agent
07435 863 212
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2023