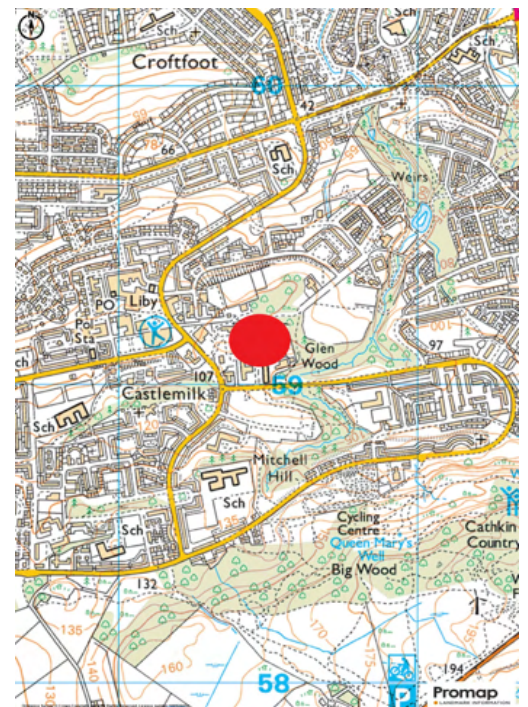




Glenwood Business Park, Glasgow, G45 9UH

- Various mid-terrace industrial units
- Situated within an established industrial estate
- Units extend to approximately 55.74 sq. m. (600 sq. ft.)
- New FRI leases available
- Rental offers in excess of £5,500 per annum, exclusive of VAT.



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 including the Braes Shopping Centre which has a strong mix of National and Local retailers. Castlemilk is a well established suburb of Glasgow's South Side. The area is served by a number of bus routes and Croftfoot Train Station is located approximately 1.3 miles from the Glenwood estate.

DESCRIPTION

The subjects comprise mid-terrace industrial units within a larger terrace of six similar units. The subject properties offer light industrial accommodation, manual roller shutter and internal WC. Neighbouring tenants are a mix of independent occupiers. The subjects would suit a variety of uses, subject to obtaining the necessary planning consent.

ACCOMMODATION

We understand the properties extend to the following approximate Gross Internal Area:

Total Area: 55.74 sq. m. (600 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £5,500 per annum, exclusive of VAT.

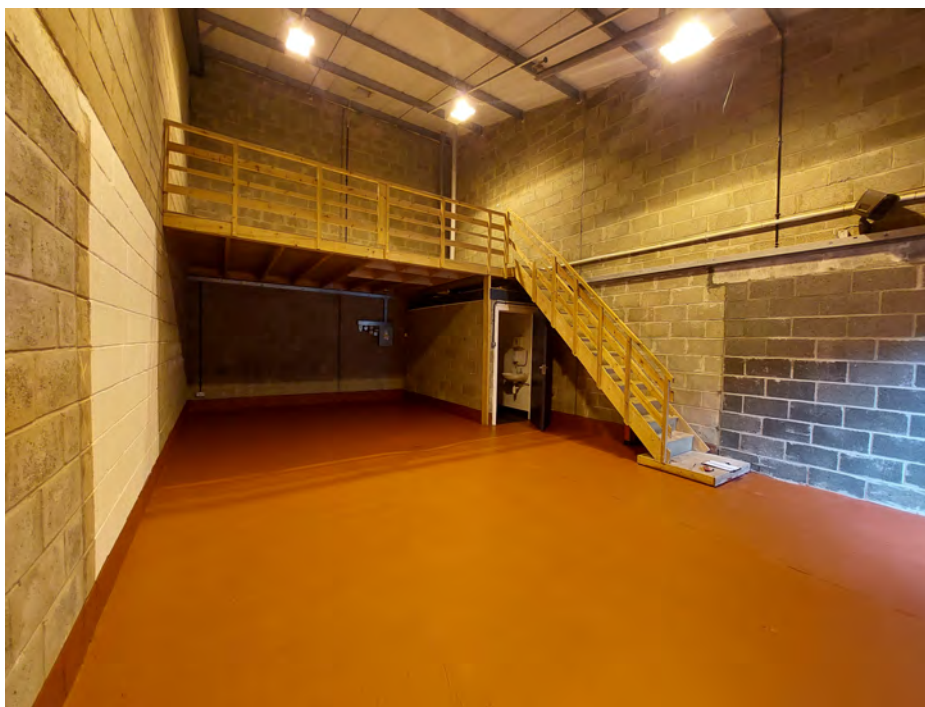
As part of any letting it is likely that our client will require a rental deposit. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of:

Unit C5 - £2,900
Unit D2 - £3,800
Unit D3 - £3,100

The poundage rate 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.

EPC

EPCs have been prepared for this property and is available upon request.

VAT

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

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:

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

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
Louise.Gartland@g-s.co.uk
0141 332 1194
07917 684033



Taylor Hollywood
Commercial Agent
Taylor.hollywood@g-s.co.uk
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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.
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6. Date of Publication: August 2023