

Industrial

# Unit 16 | Anniesland Business Park

📍 Netherton Road, Glasgow, G13 1BJ

## Unit 16 | 2,504 sq ft

### High quality unit

Excellent unit in a prominent location, which has just been fully refurbished. This is a flexible space suited to a multitude of uses including light industrial, trade counter, manufacturing, or more simply a safe and secure storage space. Anniesland Business Park offers shared parking, circulation space, CCTV and 24 hour manned security, and located three miles north-west of Glasgow city centre, is a prime trade, industrial, and business location.

Lease Type

New



### ✔ Unit Summary

- Refurbished Unit
- LED Lighting
- On-Site Security
- Electric Roller Shutter Door
- 24 Hour Access
- Premier Industrial Location

[View Virtual Tour →](#)

### £ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£23,800.00	£9.50
Rates	£9,072.00	£3.62
Maintenance Charge	£5,100.00	£2.04
Insurance	£500.80	£0.20
<b>Total Cost</b>	<b>£38,472.80</b>	<b>£15.36</b>

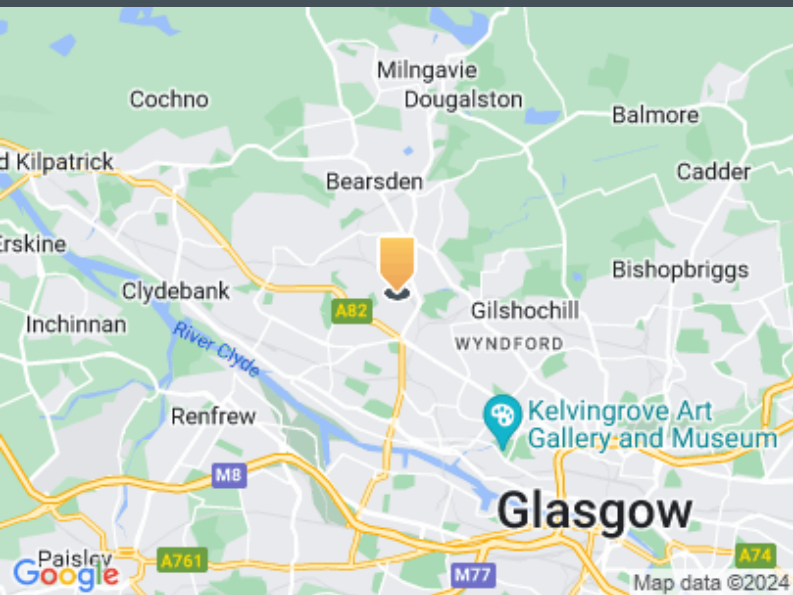
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/UIP0100554](https://unit.info/UIP0100554)

**+440 808 169 7554**

# Unit 16 | Anniesland Business Park

 Netherton Road, Glasgow, G13 1BJ



## 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 (5)



enquiries@industrials.co.uk  
+440 808 169 7554

www.industrials.co.uk

Follow us



## 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."



Call +440 808 169  
7554