

Industrial

Unit 6 | Excelsior Industrial Estate

📍 Kinning Park, Glasgow, G41 1LU

Unit 6 | 4,284 sq ft

Prominent and well located industrial unit

This recently refurbished unit is an ideal trade counter unit complete with reception area, office accommodation, and WC facilities.

The unit benefits from an electric roller shutter, and has an approximate eaves height within the warehouse of 4.7 meters.

It is suitable for a variety of uses including light industrial, manufacturing, warehouse or a safe, secure storage space.

Situated on Excelsior Industrial Estate, less than a mile south west of Glasgow City Centre and close to Junction 21 of the M8, providing quick access to Scotland's motorway network.



Lease Type

New

✔ Unit Summary

- Refurbished Unit
- LED Lighting
- Electric Roller Shutter Door
- 24 Hour Access
- Close to Transport
- Common Yard Area

View Floor Plans →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£39,600.00	£9.24
Rates	£11,500.00	£2.68
Maintenance Charge	£5,600.00	£1.31
Insurance	£856.80	£0.20
Total Cost	£57,556.80	£13.44

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.

➔ For more info please visit: unit.info/UIP0101931

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Location

Excelsior Industrial Estate lies less than a mile south west of Glasgow City Centre and the adjacent Junction 21 of the M8 provides quick access to Scotland's motorway network.



Road

The new M74 Motorway Extension links Junction 21 of the M8 to Junction 1 of the M74 to the south east of Glasgow city centre, providing full motorway connectivity around the city



Airport

Glasgow Airport is less than a 10 minute drive away



Rail

The new M74 Motorway Extension links Junction 21 of the M8 to Junction 1 of the M74 to the south east of Glasgow city centre, providing full motorway connectivity around the city

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 (12)



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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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