

Industrial

Unit 6 | IO Centre

📍 Springhill Drive South, Glasgow, G69 6GD

Unit 6 | 5,242 sq ft

Industrial Unit with office accommodation

Currently undergoing refurbishment, the unit provides traditional industrial space with purpose built two-storey office accommodation. The unit benefits from, an electric roller shutter door, three phase power and an eaves height of 6.5m. It is suited to a wide variety of uses including light industrial, trade counter and manufacturing.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Refurbished Unit
- Flexible Space
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£44,200.00	£8.43
Rates	£19,048.50	£3.63
Maintenance Charge	£4,400.00	£0.84
Insurance	£1,048.40	£0.20
Total Cost	£68,696.90	£13.11

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.

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Location

IO Centre is located near Glasgow City Centre.



Road

The estate has close links to the M8 and M74 motorways.



Airport

Glasgow Airport is 16 miles away



Rail

The estate has close links to the M8 and M74 motorways.

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	D (46)

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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