

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
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🕢 Unit Summar

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



	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 (vvvv.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/aou/lor/bro-business-rate-reliefformil-business-rate-relief or read our rates blog.

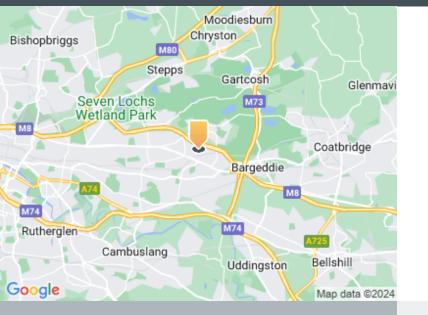
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Unit 6 | IO Centre

Springhill Drive South, Glasgow, G69 6GD





Location

IO Centre is located near Glasgow City Centre.



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



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)

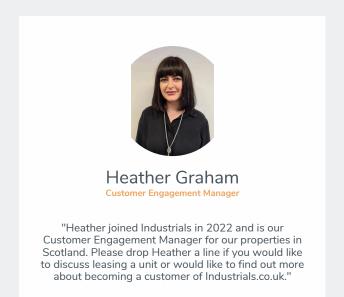


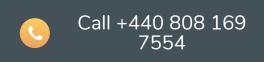
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Key Contact





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