

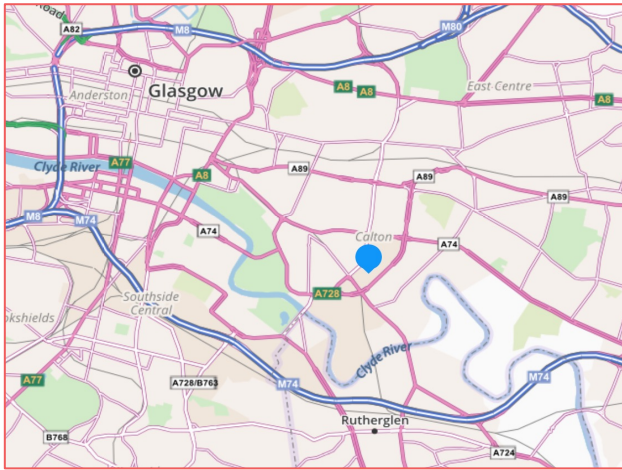


TO LET - INDUSTRIAL / WAREHOUSE PREMISES

1,000 SQ FT

**BLOCK 3 UNIT 8, NUNEATON INDUSTRIAL ESTATE
BRIDGETON, GLASGOW, G40 3JU**

- Well-presented unit situated within popular industrial estate
- Convenient location, 2 miles east of Glasgow city centre
- Excellent M74 & M8 motorway access
- Available for immediate occupation
- New FRI lease available
- 4 M Eaves
- Eligible for 100% rates relief



LOCATION

- Located within the popular Nuneaton Industrial Estate within the Bridgeton area of Glasgow approximately 2 miles east of the city centre.
- More specially the subjects are situated on west side of Nuneaton Street at its junction with Baltic Street.
- Convenient motorway access provided; Junction 2 of the M74 is approx. 1.5 miles south & Junction 14 of the M8 approximately 2 miles north.
- Dalmarnock Train Station connects with Glasgow Central Station.
- Walking distance of local eating and shopping amenities at Bridgeton as well as Tesco, McDonald and KFC at Dalmarnock.
- Neighbouring occupiers include Catering World, MKM Building Supplies, Calder Millerfield, Safes International, Clearwater as well as the Emirates Stadium

DESCRIPTION

- Mid-terraced industrial premises of steel portal frame construction
- Vehicle access via new electric roller shutter
- Internally provides open-plan accommodation complete with WC
- Benefits from 3 x phase power
- 24-hour estate CCTV

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ACCOMMODATION

NIA - 92.90 SQM / 1,000 SQ FT

4m Eaves

BUSINESS RATES

RV £9,400

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£14,000 per annum**.

VAT

The rent is subject to VAT.

VIEWING & FURTHER INFORMATION

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