



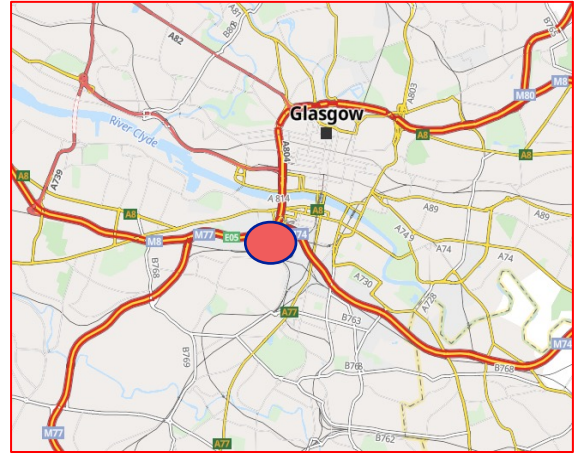
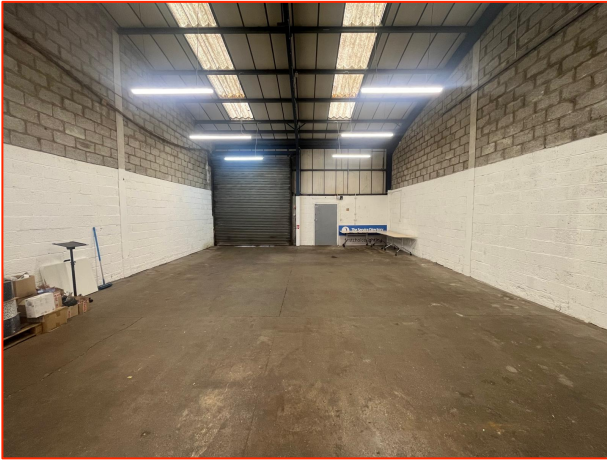
TO LET - INDUSTRIAL / WAREHOUSE PREMISES

1,700 SQ FT

UNIT 3

126 ST. ANDREWS RD, POLLOKSHIELDS, GLASGOW, G41 1PF

- Available from May / June 2024
- Well-presented open-plan warehouse accommodation
- Benefits from existing office space, tea-prep, mezzanine
- Electric roller shutter access
- Generous communal yard space and parking
- New FRI lease available
- Eligible for 100% rates relief



LOCATION

- The subjects are located within Pollokshields area of Glasgow's South Side just 1 mile south of the city centre.
- M8 Junction 21 just ½ a mile north as well as Junction 1 of the M74.
- Regular bus routes operate on St Andrews Road whilst Shields Road Underground Station is a 10 minute walk north.
- Neighbouring occupiers include United Cash & Carry, HRP Refrigeration & Air Conditioning, Komo Design & Print and Interlink Lighting & Electrical

DESCRIPTION

- Mid-terraced industrial premises of steel portal frame construction
- Loading access off generous shared yard with electric roller shutter of 3.84m wide x 4.23 m high
- Internally provides open-plan warehouse accommodation complete with offices, male & female WCs and kitchen tea-prep



ACCOMMODATION

GIA	SQ M	SQ FT
Warehouse	96.62	1,040
Offices	30.66	330
Mezzanine	30.66	330
TOTAL	157.94	1,700

The clear internal eaves height of 5m rising to 6.65 m at the pitch.

BUSINESS RATES

RV £10,800

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC – Available on request

VAT – The subjects are elected for VAT.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£17,000 per annum**.

No vat is payable on the rent.

VIEWING & FURTHER INFORMATION

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