

FOR SALE INDUSTRIAL UNIT

Ryden



**331 CHARLES STREET
GLASGOW G21 2QA**

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

**14,700
SQUARE FEET**

**1,365.63
SQUARE METRES**

GLASGOW
130 St Vincent Street
Glasgow
G2 5HF
0141 204 3838



LOCATION

The subject premises are located on the east side of Glasgow, in close proximity to the A803 which in turn connects the M8 motorway which is an ideal location to serve the bulk of the Scottish population.

The Greater Glasgow area is Scotland's largest urban conurbation with a population of 1.9 million people and a significant industrial property market.

DESCRIPTION

The property comprises a stand alone industrial / manufacturing facility of steel portal frame construction under a pitched and insulated cladded roof. The walls are brick to dado surmounted by insulated profile cladding. Externally the premises benefit from a large concrete yard to the front, rear and side elevations. Internal Eaves height minimum

Internally, the premises are arranged predominantly open plan workshop warehouse with offices arranged over ground and first floor levels located to the south elevation. The warehouse themselves benefit from a concrete floor, a 100 amp three-phase power supply, minimum eaves height of 6m rising to apex of 8m, sodium light fitments supplemented by translucent roof panels. Access to the warehouse is via a large commercial roller door.

The office premises are predominantly of cellular accommodation, plastered and painted walls, double glazing window fitments and carpeted throughout. In addition, there is a gas central heating system within the office section, furthermore, the premises benefit from male / female WC's and a kitchen / tea preparation facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the net internal floor area to be 14,700 sq ft.

PRICE

Our client is seeking offers over £1.2 million for the heritable interest in the property.

RATEABLE VALUE

The subjects are entered into the current Valuation Roll with the Rateable Value of £71,500.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any ingoing tenant being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as application.

VIEWING/FURTHER INFORMATION

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June 2022

Ryden

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