

ALL ENQUIRIES – Jonathon Webster - Savills

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Oakbank Trading Estate Garscube Road / Oakbank Street, Glasgow, G20 7LU

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| **Address** | **Size**  (sq ft) | **Size**  (sq m) | **Rent**  (per annum) | **Service Charge**  (per annum) | **Insurance** (per annum) | **\*Rateable Value** | **EPC**  **Rating** | **Comments** |
| Block 1, Unit 4  7 Oakbank Street | 861 | 79.98 | £12,000 | £1,173 | £186 | £9,600 | G | Mid-terraced industrial unit. Available for immediate occupation. 100% small business rates relief available to qualifying businesses. |
| Block 4, Unit 1  18 Oakbank Street | 1,931 | 179.4 | £25,000 | £2,629 | £543 | £17,700 | B | Under Offer |
| Block 5, Unit 4-5  36-38 Oakbank Street | 1,852- 3,710 | 172.05 – 344.67 | Starting from £16,000 | £2,505 - £5,033 | £390 - £785 | From £17,400 | D | Mid-terrace industrial unit(s). Available together or separately for immediate occupation. |
| Block 8, Unit 2  23 Oakbank Street | 4,674 | 434.2 | £53,000 | £6,290 | £880 | £47,000 | A | Newly refurbished, semi-detached unit overlooking Garscube Road. Available for immediate occupation. |
| Block 9  25 Oakbank Street | 11,764 | 1,092.9 | £95,000 | £16,075 | £2,225 | £87,000 | C | Under Offer |

Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. January 2024

Service Charge: budgeted at a rate of £1.36 per sq. ft. per annum. (Service charge year, 11/11/2023 to 10/11/2024)

Value Added Tax: all figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

Local Authority Rates: The Scottish Government has set the uniform business rate (UBR) for 2023/2024 at 49.8 pence for properties where the Rateable Value (RV) is less than £51,000 and

£0.511 for Rateable Values between £51,001 and £95,000. However, under the Small Business Bonus Scheme, properties with Rateable Values of £12,000 or below may qualify for 100% rates relief, with Rateable Values of between £17,001 and £18,000 potentially qualifying for 10% rates relief. These thresholds may vary in the future.