

TO LET - INDUSTRIAL

# UNIT 18 ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ



## Key Highlights

- 1,053 sq ft
- 24-Hour on site security
- 24 Hour Access
- Well performing industrial estate
- Fully refurbished
- LED Lighting
- Electric roller shutter door

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## Description

Anniesland Business Park is a modern estate which provides terraced industrial accommodation. The units provides traditional industrial space with a steel portal frame construction with blockwork infill metal clad elevations.

Internally, Unit 18 benefits from 1x electric roller shutter door, three phase power and an eaves height of 4m. The estate benefits from shared parking, CCTV and 24-hour security. Occupiers within the estate Screwfix, Toolstation and Howdens.

## Location

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow. Glasgow Airport lies approximately 6 miles west of Anniesland. The estate is accessed to the north of the junction of Great Western Road (A82) and Crow Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 18	1,053	97.83	Available
<b>Total</b>	<b>1,053</b>	<b>97.83</b>	

## Terms

The premises are available on a new Internal Repairing & Insuring (IRI) lease term.

## Energy Performance Certificate

EPC available on request.

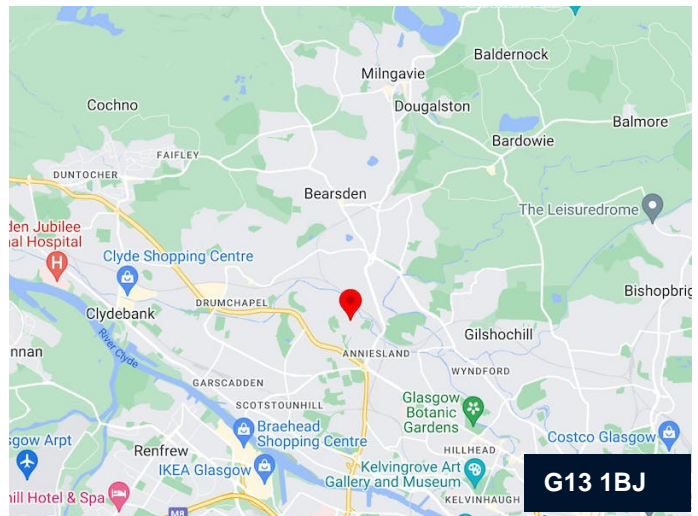
## VAT & Legal Costs

All costs excluding VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

## Business Rates

Rates payable: £4,282.80 per annum  
(based upon Rateable Value: £8,600)

100% small business rates relief available



## Contact

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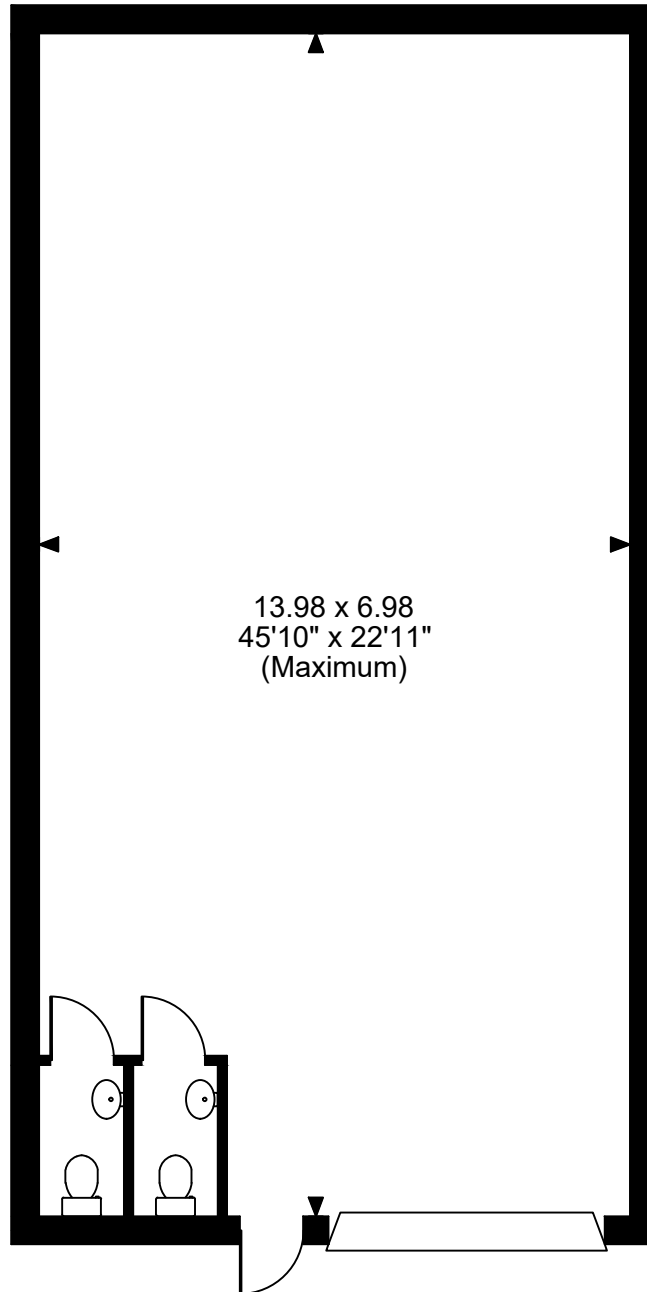
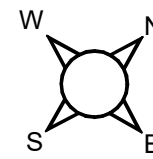
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**Unit 18, Anniesland Business Park, Glasgow**  
**Approximate Gross Internal Area**  
**1050 Sq Ft/98 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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