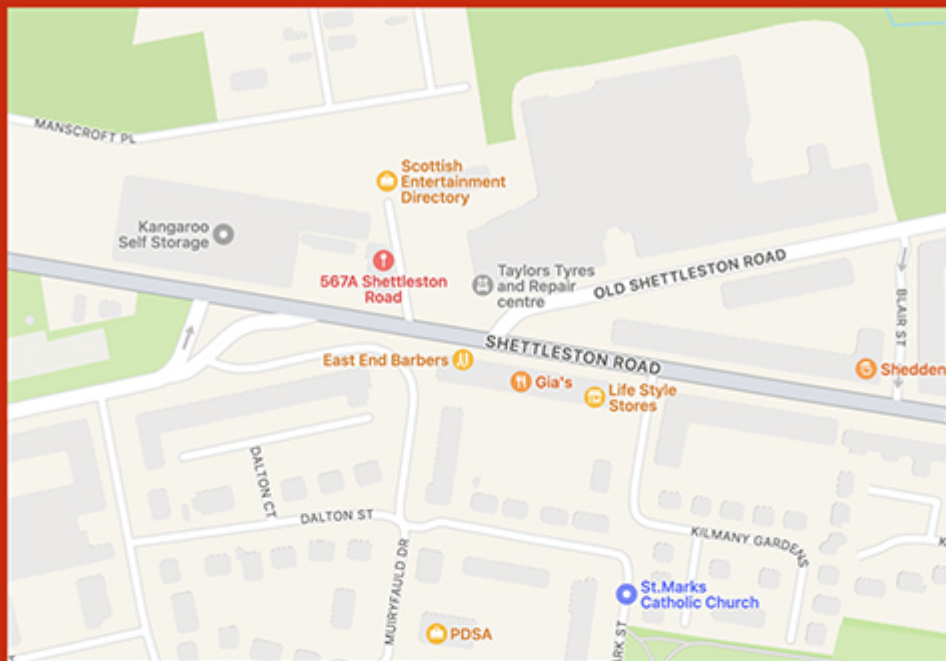


567A SHETTLESTON ROAD, GLASGOW, G31 5JT



SITUATED IN BUSY AREA



- Excellent Road Links
- Single Storey Industrial Space
- Vehicle Lift In Situ
- 822sq ft
- Rates Free
- Rent: £12,000p.a.

LOCATION

The property is located in Shettleston, an eastern district lying approximately 4 miles from Glasgow city centre. Shettleston Road, part of the A89 road, is an arterial route through this area and is lined with a mixture of commercial properties and tenement buildings.

The subjects form part of a small pocket of industrial premises on the northern side of Shettleston Road.

The property benefits from access to the M8 and M74 motorways while Carntyne Train Station is a short walk to the northeast.

PROPERTY

The property comprises a single storey steel framed industrial unit with pitched roof. The unit benefits from large aluminium roller shutter with vehicle access.

Internally the property is in an open plan layout with separate w.c. and w.h.b facility. The property benefits from existing vehicle lift, this cannot be warranted by the landlord. Lighting is provided by suspended L.E.D. strips with concrete floors

NAV/RV

The property has been entered onto the valuation roll with the following rateable value

£3,300

AREA

The property has been calculated to extend to the following floor area;

76.35sqm (822sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £12,000p.a

V.A.T

Figures quoted exclusive of V.A.T





LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.