ORINSEN

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RETAIL UNIT — TO LET

UNIT 22B — THE FORGE SHOPPING CENTRE

PARKHEAD, GLASGOW G31 4EB

RENT	FLOOR AREA	TENURE
On Application	**3,375 sq ft**	**To Let**
Exclusive of VAT	313.67 sqm · Ground & First	New Long Term FRI Lease

0131 374 1111

LOCATION

The subject property is located in The Forge Shopping centre which is just 2.5 miles East of Glasgow city centre and 2 miles South of the M8 which connects Edinburgh to Glasgow making it one of Scotland's key motorways.

The property benefits from a central location in the centre giving it prime position. Nearby occupiers include **Primark**, **Savers**, and **Toytown**.

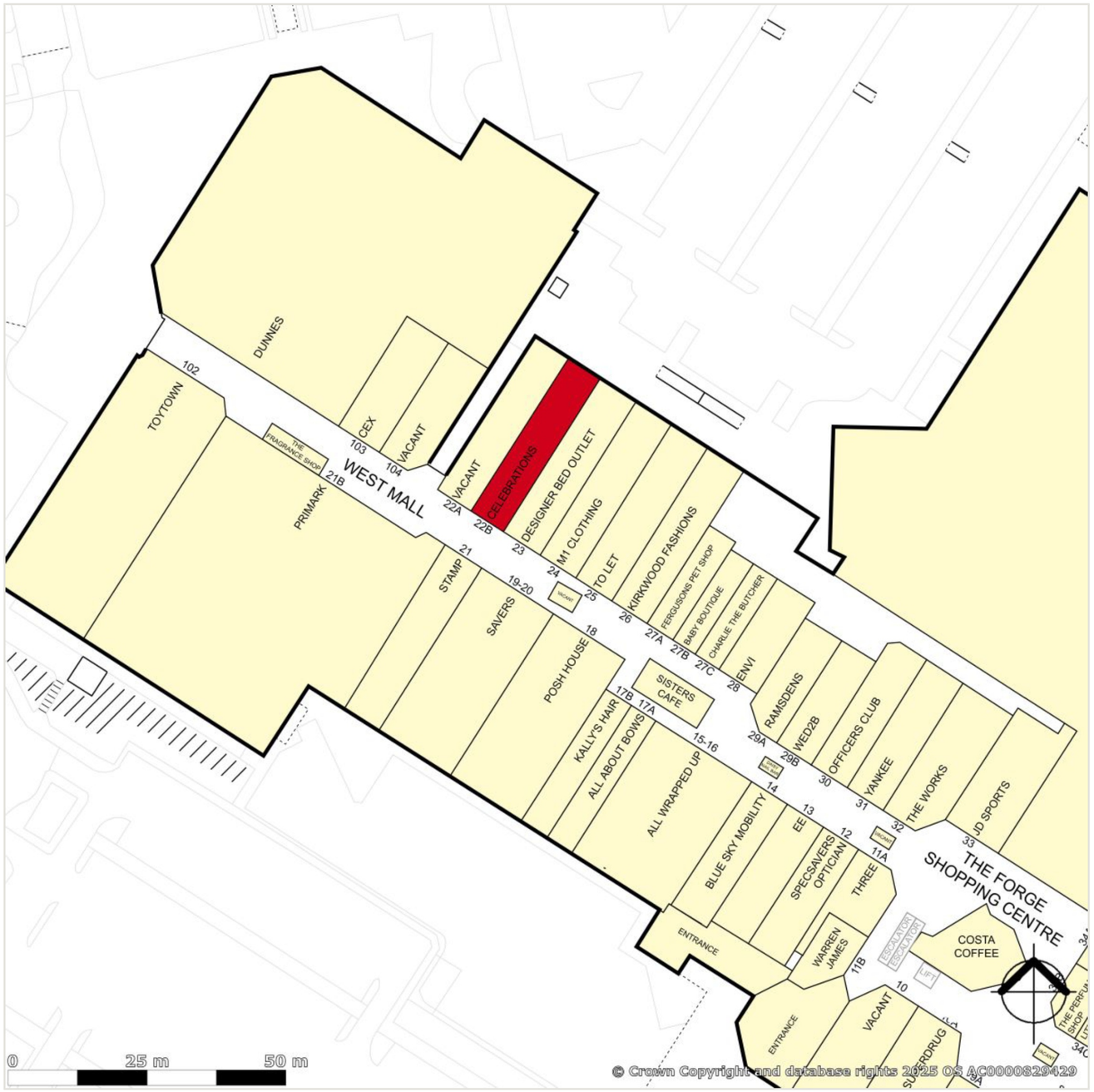
DESCRIPTION

The premises are arranged over ground and first floor levels and comprise a retail unit with a glazed frontage onto the mall.

FURTHER INFORMATION

ACCOMMODATION	The property is arranged over ground and first floor levels comprising the following approximate net internal areas: - Ground Floor 2,379 sq ft (221.10 sqm) - First Floor 996 sq ft (92.57 sqm) - **Total NIA 3,375 sq ft (313.67 sqm)**
LEASE	The subjects are available by way of a new long term FRI lease. **Long term lease only.**
RENT	On application.
SERVICE CHARGE	The estimated service charge for this financial year is **£27,717**.
RATING	Rateable Value £17,700 · UBR (2026/27) £0.481 · Rates payable **£8,514 pa**.
EPC	An EPC report is available on request.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

SITE PLAN



VIEWING

Viewing strictly by appointment through ORINSEN.



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