

# ONE OF GLASGOW'S PRIME TRADE PARKS

Trade / Retail Space / Leisure / Industrial / Self Storage / Cash & Carry



## TO LET

Unit 3 - 90,000 sq ft

Unit 4A - 6,663 sq ft

# The Point

## Trade & Retail Park

Port Dundas/Hamiltonhill · Glasgow

.....a modern trade counter and retail warehouse development located just one mile north of Glasgow City Centre and a few minutes by car from Junction 16 of the M8.

Set within its own gated compound at the busy apex and four way junction of Possil Road, Craighall Road, Keppochill Road and Saracen Street.

The existing trade occupiers at The Point include **Howden Joinery**, **Screwfix**, **HSS**, **Toolstation** and **Euro Car Parts**. Other occupiers include **Fishing Megastore**.

Booker Cash & Carry, Lidl, Home Bargains and B&M are represented in the nearby vicinity.

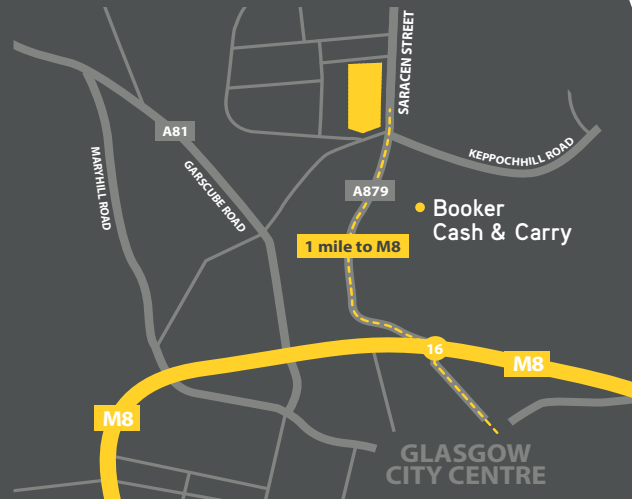


# The Point

## Trade & Retail Park

Port Dundas/Hamiltonhill · Glasgow

- Suitable for a variety of uses including trade counter and retail
- Prominent location fronting Saracen Street close to Glasgow City Centre
- Highly visible site at busy four way road junction
- CCTV, floodlighting and 24-hour security
- Communal on-site car parking and good public transport links



### ACCOMMODATION

We measure that the premises extend to the following approximate GIA:

Unit 3 90,000 sq ft\*

Unit 4A 6,663 sq ft

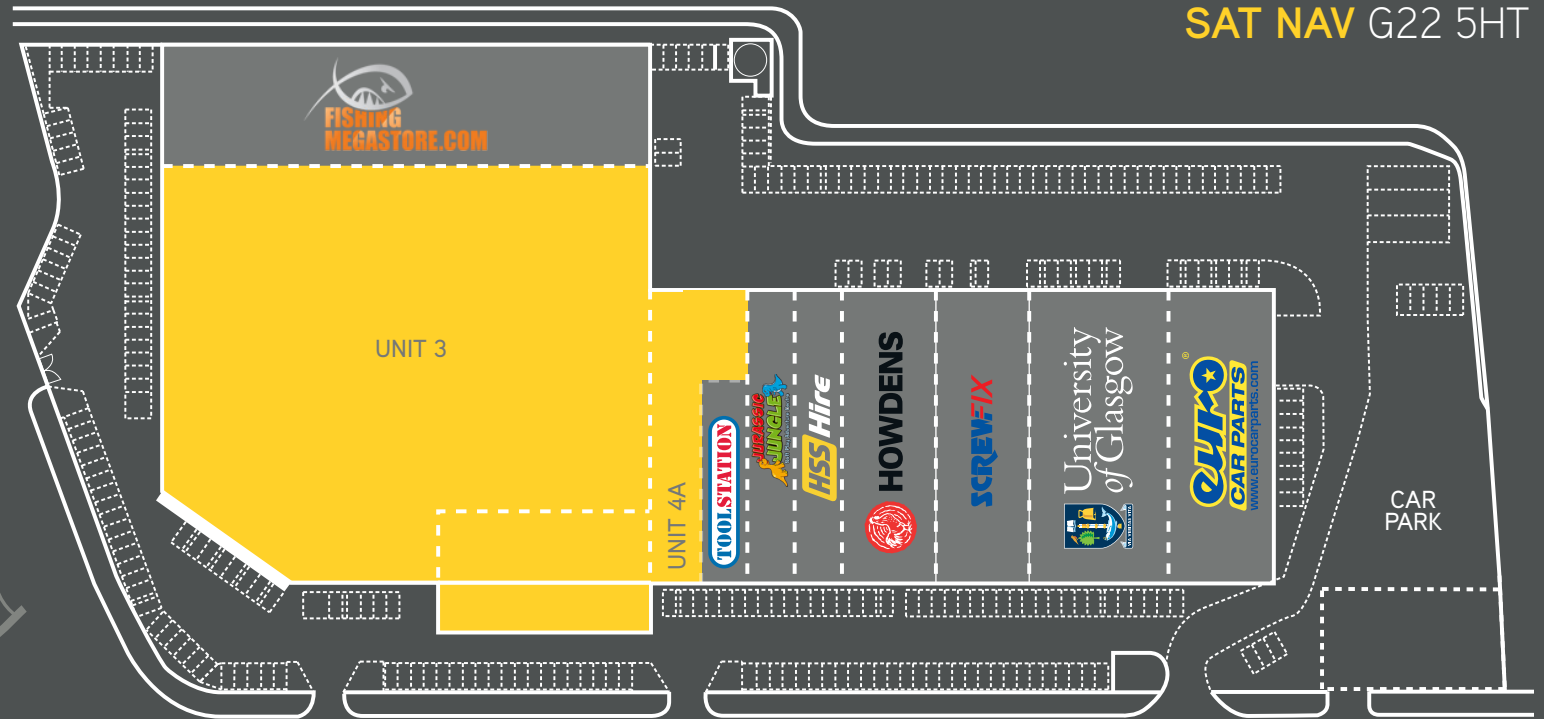
\*Subject to vacant possession

### CUSTOMER CAR PARKING

On-site car parking is available which is shared in common with the adjoining occupiers.

### TERMS

The properties are available to let on standard Full Repairing and Insuring Terms. Quoting rents available on application.



SAT NAV G22 5HT

### SERVICE CHARGE

Service charge for the common maintenance and management of the estate will apply.

### RATEABLE VALUE

The properties are entered into the current Valuation Roll with the following Rateable Values:

Unit 3 To be reassessed on occupation

Unit 4A £39,500

### LEGAL COSTS

Each party will be responsible for its own legal costs incurred in any transaction. The ingoing tenant will be responsible for any LBTT, Registration Dues and VAT thereon.

### VAT

For the avoidance of doubt, all figures and prices are quoted exclusive of VAT.

### EPC

A copy of the EPC is available to interested parties on request.

### VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the joint letting agents:



Bryce Stewart  
bryce.stewart@montagu-evans.co.uk  
07920 244 328

Mohammed Qamar  
mohammed.qamar@montagu-evans.co.uk  
07770 331 038



Ross Wilkie  
ross.wilkie@colliers.com  
07769 877 123

Iain Davidson  
iain.davidson@colliers.com  
07795 010 118

IMPORTANT NOTICE Montagu Evans / Colliers for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Montagu Evans / Colliers has any authority to make or give any representation or warranty whatsoever in relation to this property. Date of Preparation of Details May 2023.