

DM HALL

To Let

Recently Refurbished
Industrial Premises
with Secured Yard

Back Street,
Renton,
Dumbarton, G82
4NE



5,328 sq ft
(494.99 sq m)

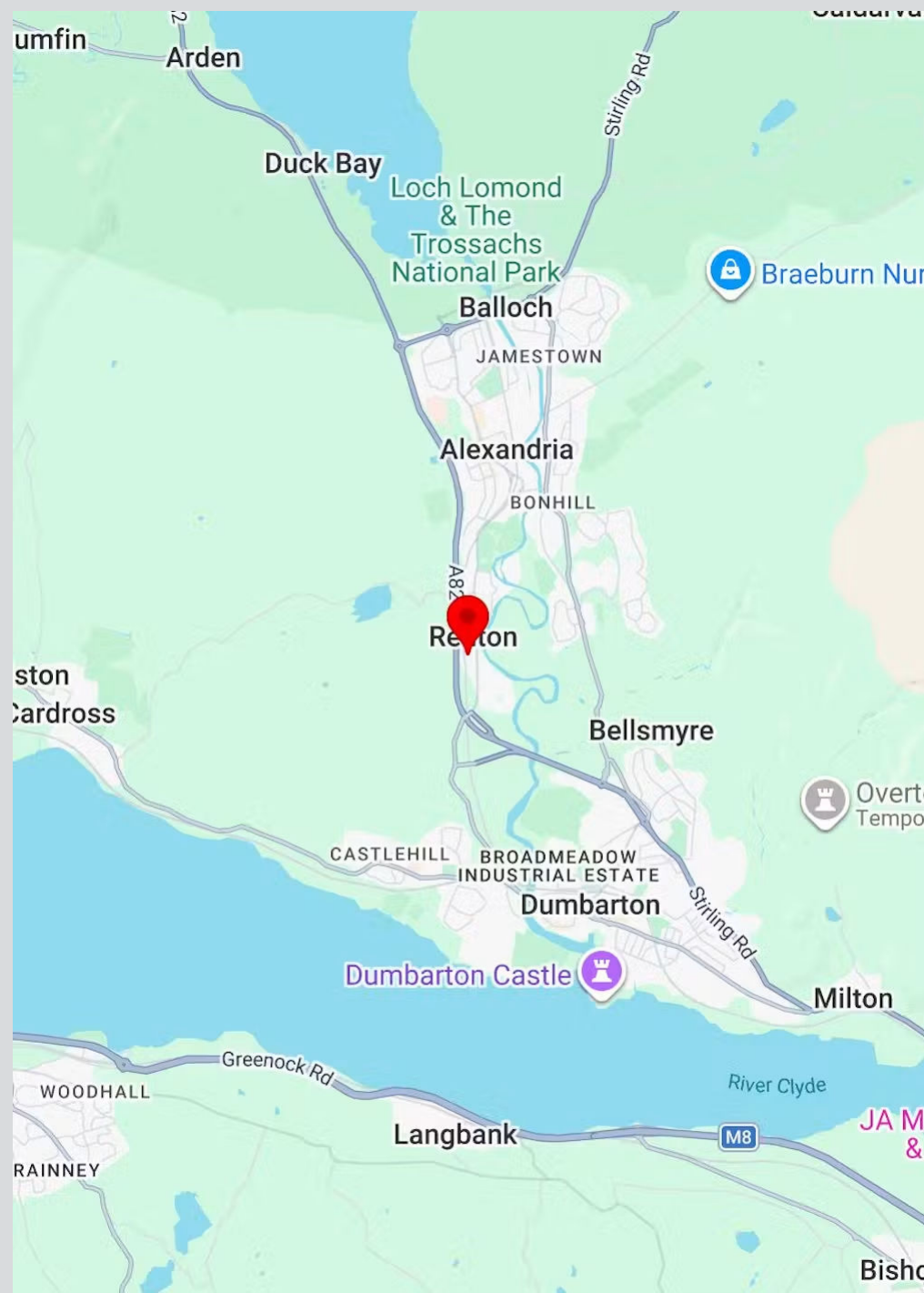
- OFFERS IN EXCESS OF £25,000 PER ANNUM INVITED.
- TO LET (May Sell).
- Recently refurbished.
- Benefits from excellent transport links.
- Secured private site extending to 0.359 acres, or thereby.
- Total Gross Internal Area of 494.97 sq. m. (5,328 sq.ft.) approx
- 100% rates relief, subject to status.

DESCRIPTION

Internally, the property benefits from good quality office space to the front and a large open-plan workshop area to the rear. Within the workshop area, there are two separate mezzanines, one to the front of the property and another to the rear. The property also benefits from a staff room and toilet facilities.

The property comprises an industrial premises of steel portal frame construction, surmounted by a pitched roof, and is situated within a secure gated yard. The premises also benefits from a large, secure container towards the back of the yard, which can be utilised as a small workshop space, or storage.

The rear shutter dimensions are 3.6m x 3.66m.



LOCATION

The property is situated between Dumbarton and Alexandria in West Dunbartonshire, just off Back Street within the village Renton. Glasgow city centre is approximately 30 minutes to the east via the A82 trunk road.

Renton benefits from excellent transport links, with Renton Railway Station located just a few minutes’ walk from the premises, providing regular services to and from Glasgow Queen Street Station. The A82 trunk road, which provides connections to the M8 motorway, Glasgow Airport and the wider Scottish motorway network, is also located a short distance from the premises.

The surrounding area comprises a mix of light industrial and commercial occupiers, providing a well established business location. Nearby operators include a range of workshops, trade counters and service businesses.

FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,020	373.47
Ancillary - Office and Storage	706	65.59
Mezzanine	602	55.93
Total	5,328	494.99

LEASE TERMS

The client is seeking offers in excess of £25,000 per annum. Whilst it is the clients preference to lease, offers to purchase will be considered.



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

NON-DOMESTIC RATES

Rates Payable: The subjects qualify for 100% Rates Relief under the Small Business Bonus Scheme, subject to occupier status.

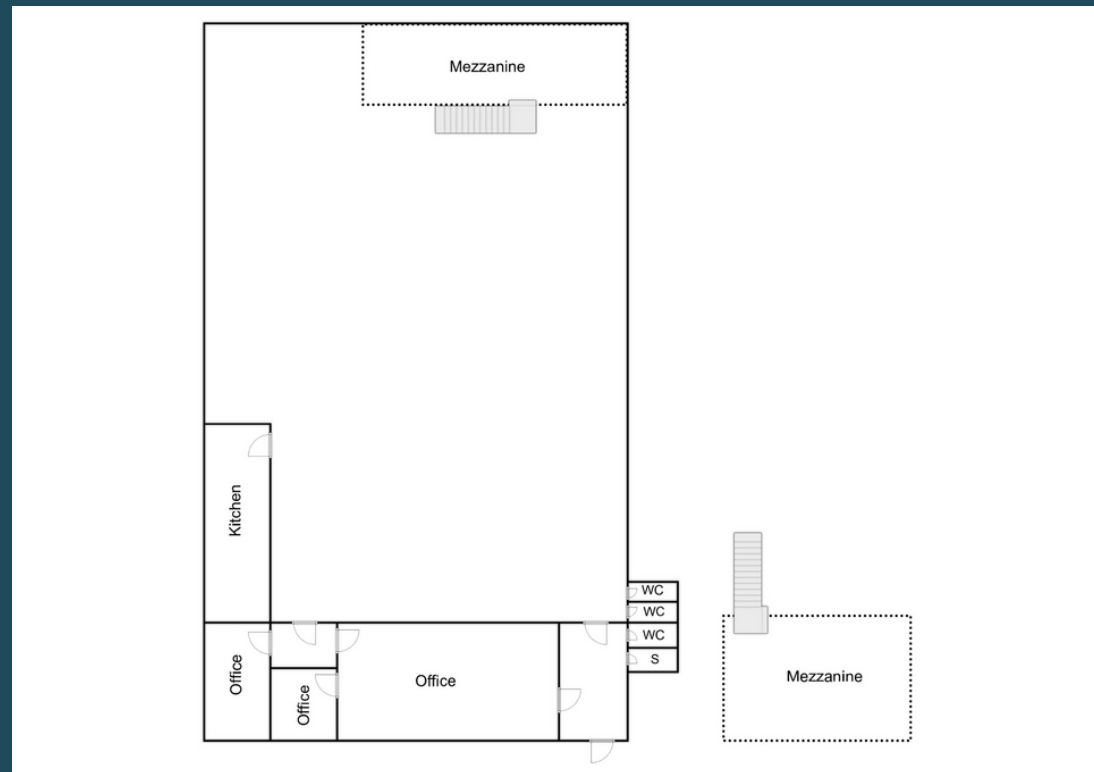
Rateable Value: £8,600

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM HALL



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