

DM HALL

For Sale

Industrial

**37 Lochburn Road,
Glasgow,
G20 9AE**



**185.05 sq m
(1,992 sq ft)**

Property Details

- Established and busy industrial location.
- 100% rates relief, subject to occupier status.
- Total Gross Internal Area of 185.05 sq.m. (1,992 sq.ft.) approx.
- **OFFERS OVER £115,000 ARE INVITED.**

LOCATION

The property is located on the west side of Lochburn Road, a short distance north-east of its junction with Maryhill Road, within the established Maryhill district of Glasgow, approximately 3 miles from Glasgow City Centre.

Lochburn Road is accessed primarily via Maryhill Road, one of Glasgow's main arterial routes, which provides direct links to the north-east of the city as well as the popular residential suburbs of Bearsden and Milngavie.



Property Details

DESCRIPTION

The property is a terraced industrial unit of brick and blockwork construction, surmounted by a pitched roof.

Vehicle access is available via an electric roller shutter door from Lochburn Road, with a separate pedestrian entrance door positioned also on the front elevation.

Internally, the unit provides predominantly open-plan warehouse accommodation. To the front, there is a dedicated office/reception area along with WC facilities.

The subjects have an eaves height of 4.37m.

ACCOMMODATION

Total Gross Internal Area — 185.05 sq.m. (1,992 sq.ft.) approx.

NON-DOMESTIC RATES

Rateable Value - £7,000.

The subjects should qualify for 100% rates relief, subject to occupier status.

SALE TERMS

OFFERS OVER £115,000 ARE INVITED.

ENERGY PERFORMANCE

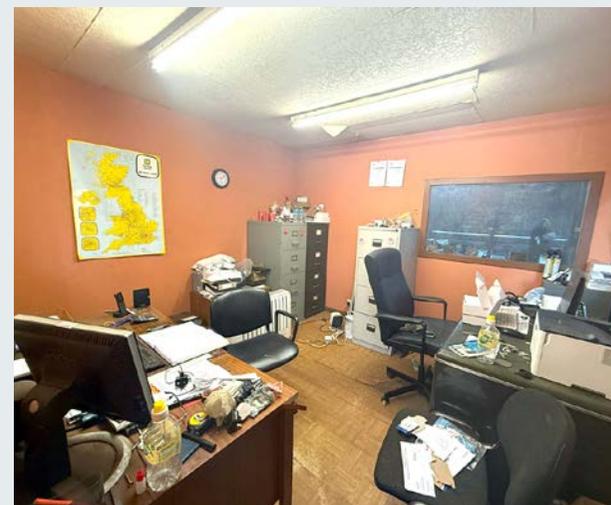
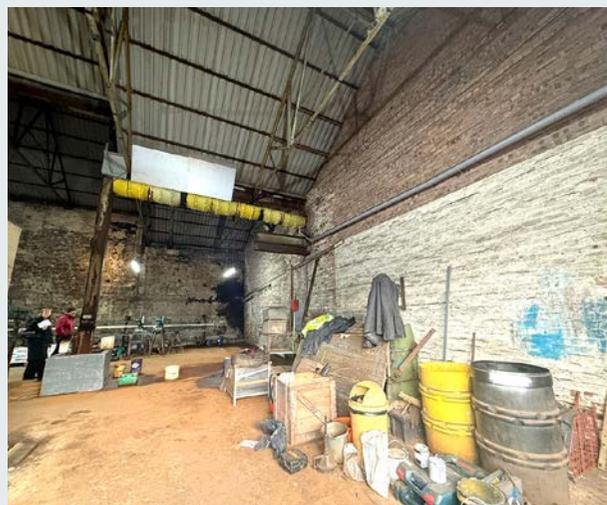
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

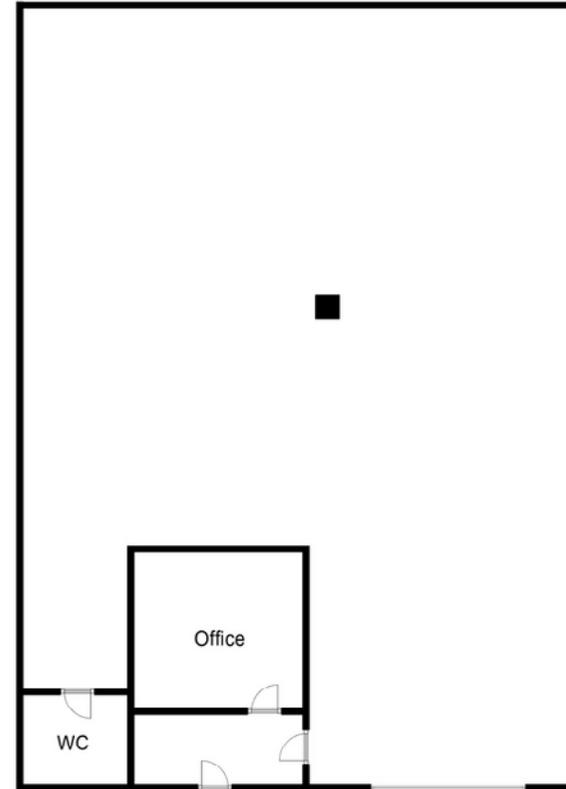
All prices quoted are exclusive of VAT, which may be chargeable.



Property Details

ANTI MONEY LAUNDERING

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FLOORPLAN FOR
INDICATIVE PURPOSES ONLY.

Make an enquiry

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DM HALL



Regulated by
RICS

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