ORINSEN

FOR SPACES THAT WORK

RETAIL UNIT — TO LET

UNIT 25 — THE FORGE SHOPPING CENTRE

PARKHEAD, GLASGOW G31 4EB

RENT	FLOOR AREA	TENURE
On Application	**3,290 sq ft**	**To Let**
Exclusive of VAT	305.76 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**, **Cex** and **Toytown**.

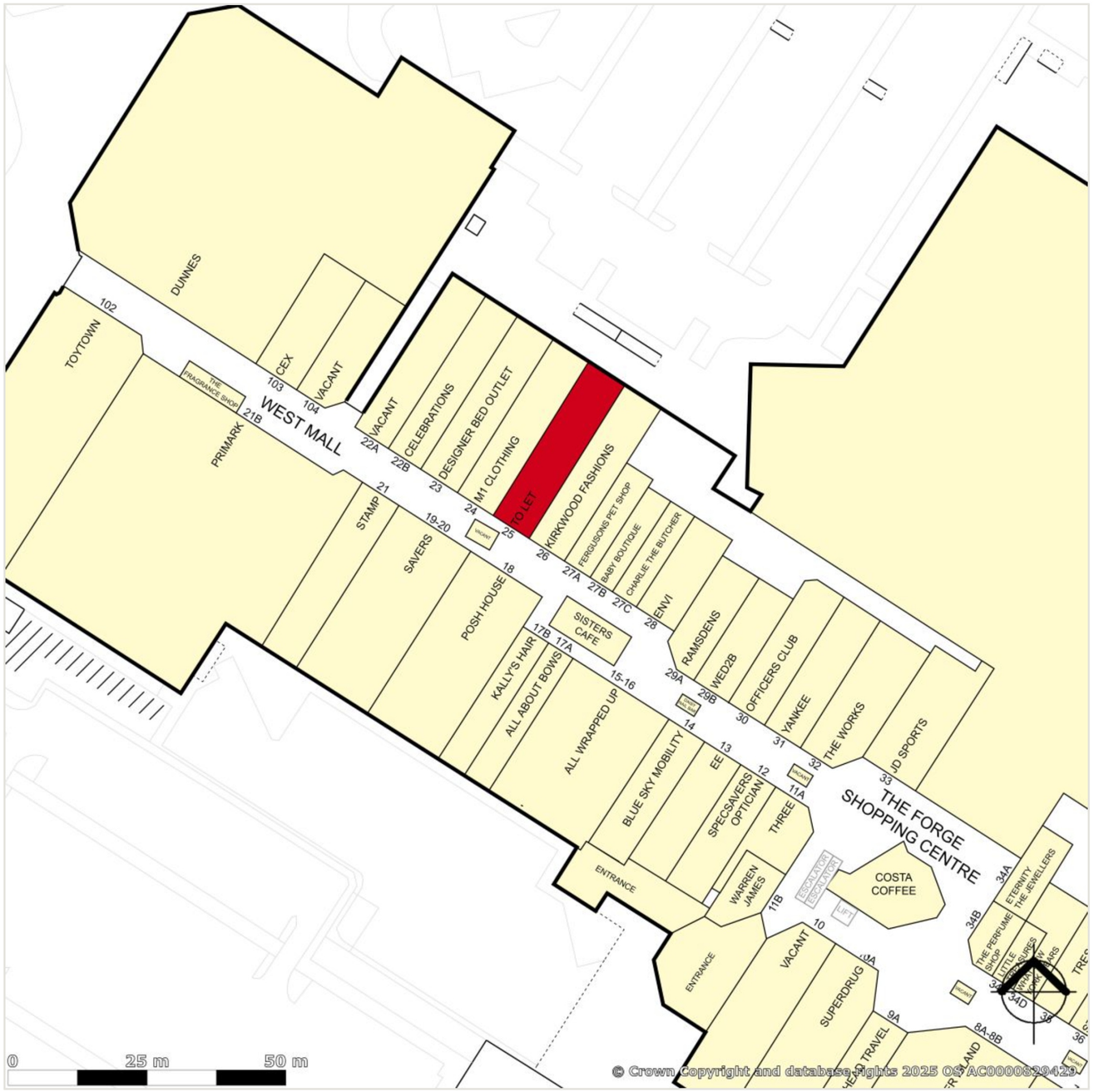
DESCRIPTION

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

FURTHER INFORMATION

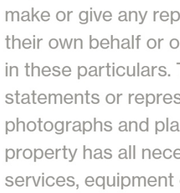
ACCOMMODATION	The property is arranged over ground and first floor levels comprising the following approximate net internal areas: - Ground Floor 2,410 sq ft (223.98 sqm) - First Floor 880 sq ft (81.78 sqm) - **Total NIA 3,290 sq ft (305.76 sqm)**
LEASE	The subjects are available by way of a new long term FRI lease.
RENT	On application.
SERVICE CHARGE	The estimated service charge for this financial year is **£27,639**.
RATING	Rateable Value £16,800 · UBR (2026/27) £0.481 · Rates payable **£8,081 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.



Anna Hansen

T 0131 374 1111

M 07717 411668

E ahansen@orinsen.com

Important Notice. ORINSEN, their clients and any joint agents give notice that: they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise, and assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities — purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Published September 2026.