

TO LET - INDUSTRIAL

UNIT 48B ANNIESLAND INDUSTRIAL ESTATE

GLASGOW, G13 1EU



KEY HIGHLIGHTS

- 6,284 sq ft
- Well located unit with good parking allowance at gable elevation
- Passing rent of £32,129 per annum
- Nearby occupiers include Screwfix, Toolstation, Howdens, City Electrical Factors and PHS
- Well presented industrial unit with sufficient office/staff breakout areas spread over ground and first floor levels.
- Eaves height of 4.5m increasing to 5.55m
- Lease expiring in August 2028, with scope to extend lease if required

SUMMARY

Available Size	6,284 sq ft
Passing Rent	£32,129 per annum
Rates Payable	£17,803.50 per annum
Rateable Value	£35,750
Service Charge	£5,834 per annum
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented end terrace industrial premises with generous yard and parking.

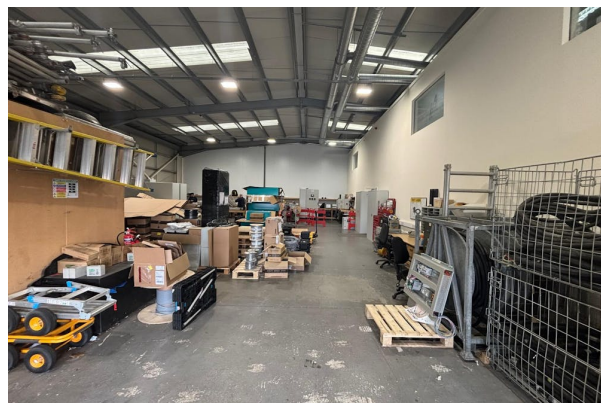
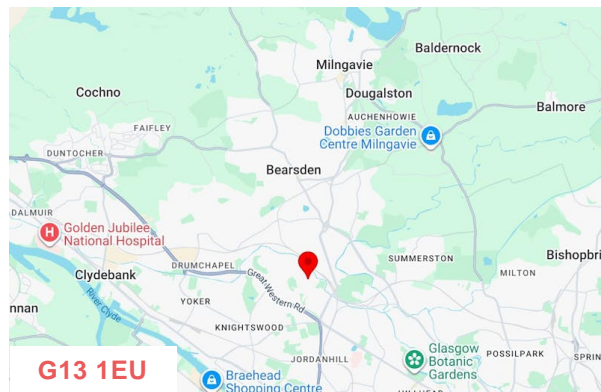
Eaves height of 4.5m increasing to 5.55m

Benefits from full height vehicle access door.

Internally provides well-presented open plan accommodation with two storey offices complete with staff welfare facilities.

LOCATION

Situated within Anniesland Industrial Estate, a prominent commercial hub in Glasgow's West End. Accessible via the A82 and M8 motorway, the site provides excellent connectivity to the motorway network and is only 3 miles from Glasgow City Centre. The site benefits from excellent public transport links with Anniesland Railway Station nearby offering frequent services to Glasgow City Centre and beyond as well as multiple bus routes that operate within the surrounding roadways.



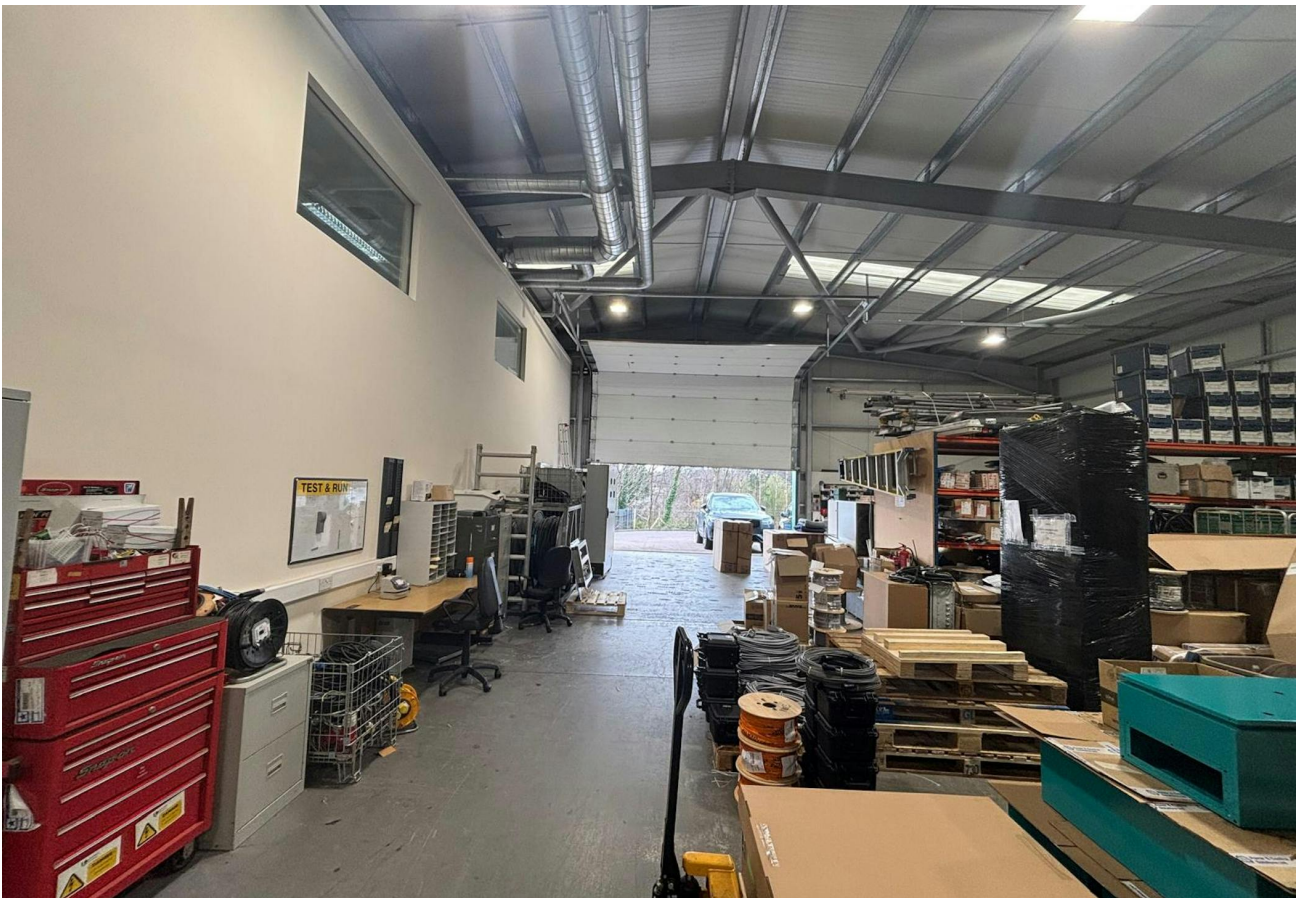
VIEWING & FURTHER INFORMATION

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk



G·M·BROWN