

TO LET - INDUSTRIAL

UNITS 9 & 10 BROAD STREET INDUSTRIAL ESTATE
BRIDGETON, GLASGOW, G40 2UZ



KEY HIGHLIGHTS

- 528 to 1,098 sq ft
- Available for immediate occupation
- Communal parking and yard space
- Eligible for 100% rates relief
- Well presented units
- Convenient location, 2 miles east of Glasgow City Centre
- Rent - £6,500 pa

SUMMARY

Available Size	528 to 1,098 sq ft
Rent	£6,500 - £13,000 per annum
Business Rates	The subjects are eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Broad Street Industrial Estate comprises 3 x blocks of light industrial / workshop units

The units are of steel portal frame construction surmounted by clad roofs

Externally the units benefit from vehicle access doors with adjacent pedestrian access doors

Generous parking / yard space provided

The units benefit from 3 x phase power

WC facilities are provided in each unit

LOCATION

Broad Street Industrial is located within the Bridgeton area of Glasgow just 2 miles east of the city centre

More specifically the estate is situated on the north side of Broad Street by its junction with St Marnock Street

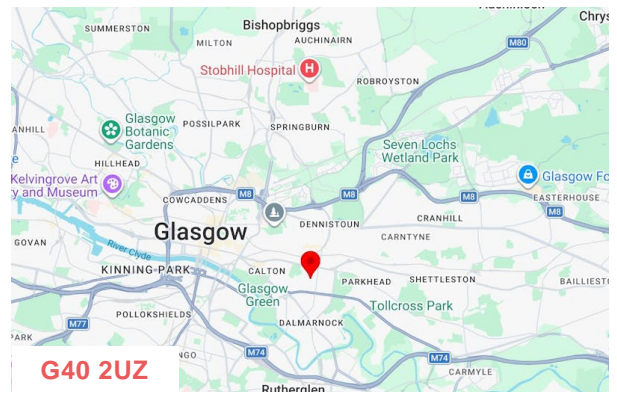
The M8 motorway access is available via the East End Regeneration route linking to the M74 directly to the south

Nearby public transport links are provided with regular bus services operating on London Road whilst Bridgeton Train Station is a 5 minute walk south

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 9	528	49.05	£6,500 /annum	Available
Unit - 10	570	52.95	£6,500 /annum	Available
Total	1,098	102		



VIEWING & FURTHER INFORMATION

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