

TO LET - INDUSTRIAL

UNIT 17 CLOBERFIELD INDUSTRIAL ESTATE

MILNGAVIE, GLASGOW, G62 7LN



KEY HIGHLIGHTS

- 26,473 sq ft
- Well-presented standalone industrial premises
- Eaves of 3.55m rising to 4.5m
- Low passing rent of £100,000 pa = £3.77/sq ft
- Available for immediate occupation
- Large secure concrete surfaced yard of 0.55 acres
- Available by way of sub-lease or assignation

SUMMARY

Available Size	26,473 sq ft
Rent	£100,000 per annum
Rates Payable	£25,206.25 per annum
Rateable Value	£46,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone industrial premises set on large self-contained secure site.

Concrete yard of 0.55 acres.

The building is of steel portal frame construction with 4 x vehicle access doors.

Internally provides open-plan warehouse accommodation with 3.55m eaves rising to 4.5m at the pitch.

2 x storey offices are provided to the front that are completed to a good standard.

3 x phase power, gas and water provided.

LOCATION

Cloberfield Industrial Estate is located in the suburb of Milngavie which lies approximately 9-miles north of Glasgow City Centre.

Junction 17 of the M8 motorway is approximately 7 miles south that connects with the M73, M74, M80 beyond.

Milngavie train station is a short walk to the south to the south providing regular services to both Glasgow and Edinburgh.

Regular bus services are available on Craigton Road.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	24,531	2,279	Available
1st	1,942	180.42	Available
Total	26,473	2,459.42	

LEASE INFORMATION

The subjects are held by way of an FRI lease, subject to a schedule of condition.

Lease Start - January 2025

Lease Expiry - January 2045, tenant only break January 2035

Passing Rent - £100,000 = low rate of £3.77/sq ft



VIEWING & FURTHER INFORMATION

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