

TO LET - INDUSTRIAL

UNIT K1, GLASGOW NORTH TRADING ESTATE

24 CRAIGMONT STREET, MARYHILL, GLASGOW, G20 9BT



KEY HIGHLIGHTS

- 4,126 sq ft
- Close proximity to Glasgow City Centre
- On site security
- Available 2027 - due for refurbishment
- Minimum eaves height of 5.50m
- Communal Yard and Parking

SUMMARY

Available Size	4,126 sq ft
Rent	£27,850 per annum
Rates Payable	£16,354 per annum
Rateable Value	£34,000
Service Charge	£4,750 per annum The insurance is approx £625 per annum
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Glasgow North Trading Estate comprises a multi-let industrial estate of single storey industrial units providing accommodation from 1,072 sqft to 20,210 sqft. The estate benefits from communal hard standing yards, circulation areas and car parking, with a secured perimeter incorporating a manned security gatehouse and 24 hour CCTV surveillance.

The units are of steel portal frame construction with profile sheet cladding and pitched roof incorporating translucent panels. The available units provide quality and secure industrial accommodation with a minimum eaves height of 5.50m and vehicle loading doors.

LOCATION

Glasgow North Trading Estate lies less than 3 miles to the north west of Glasgow City Centre. The estate is accessed via Craigmont Street / Shawpark Street, just off Maryhill Road (A81). Maryhill Road is a main thoroughfare from Bearsden and Milngavie to Glasgow City Centre and provides convenient access links to the M8 motorway network at Junction 16. The immediate vicinity comprises a mix of industrial, retail, leisure and residential development.

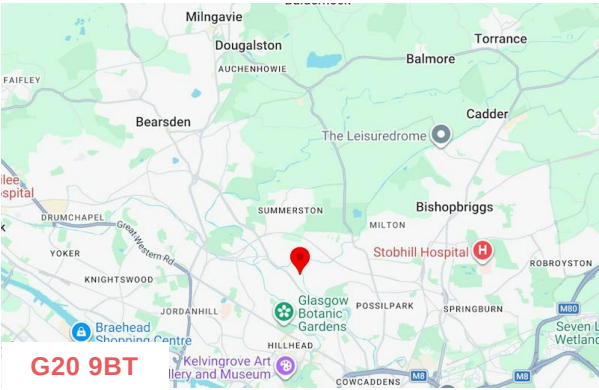
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,126	383.32	Available
Total	4,126	383.32	

TERMS

Subjects are available on the basis of a new FRI lease on terms to be agreed.



VIEWING & FURTHER INFORMATION

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