

# UNIT 19

Carntyne Industrial Estate, Camelon Street, Glasgow, G32 6AF



## Key Highlights

- Excellent location
- Close proximity to M8 and M74 motorways
- Office accommodation
- Refurbished condition
- Three phase power

## Summary

Available Size	7,465 sq ft
Rates Payable	£0.93 per sq ft
Rateable Value	£13,900
Service Charge	Available upon request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Unit 19, Carntyne Industrial Estate measures 7,465 sq ft of flexible industrial and logistics floorspace. The unit is currently undergoing a full refurbishment. The end terrace unit will benefit from office accommodation, new kitchenette, refurbished WC's and LED lighting. Unit 19 offers strong visibility onto Carntynehall Road.

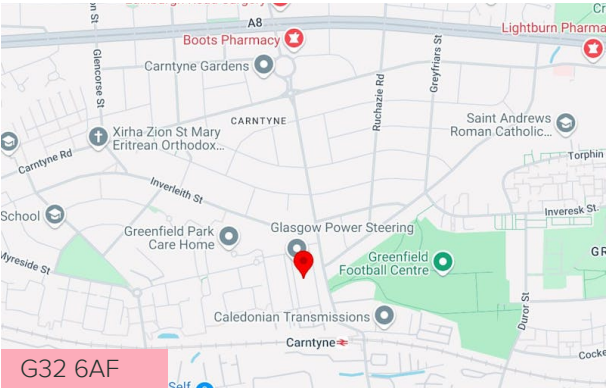
## Location

Carntyne lies approximately 4 miles east of Glasgow City centre, with the estate benefitting from excellent public transport links with a bus stop and Carntyne Train Station within walking distance.

It also is well connected to the M8 motorway as 1.7 miles from J12 and 2.2 miles from J2A of the M74.

## Terms

The subjects are available on a new Full Repairing and Insuring lease. Commercial Heads of Terms can be made available upon request.



## Viewing & Further Information



**Michael Brown**

0141 266 2010 | 07809231449

mike@mcb-property.com



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/01/2025