

## TO LET - INDUSTRIAL

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UNIT 5, 219 GOVAN ROAD

GLASGOW, G51 1HJ



### KEY HIGHLIGHTS

- 5,055 sq ft
- Provides open-plan warehouse space with offices
- May be suitable for gym / dance school etc, subject to planning
- Convenient public transport links; Underground & Bus Services
- Under full refurbishment
- 5m eaves
- Nearby M8 motorway access
- Generous on-street parking

SUMMARY

Available Size	5,055 sq ft
Rent	Rent on application
Rates Payable	£6,523.80 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£13,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Prominent end-terraced industrial / workshop / showroom premises.

Externally benefits from vehicle access door plus two pedestrian doors.

Internally provides open-plan accommodation with 5m eaves complete with offices, WC's and tea-prep.

LOCATION

The subjects are located within the Govan area of Glasgow just 1 mile south-west of the city centre.

The subjects are situated on the south side of Govan Road close to its junction with Pacific Drive.

Junction 23 of the M8 is just 1 mile south-west that connects with the M74 and M77 beyond.

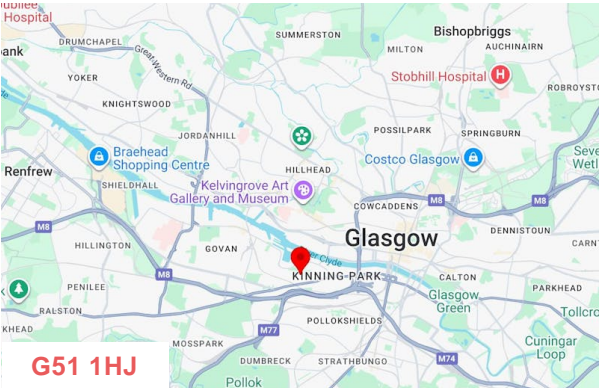
Cessnock Underground Station is less than a 10 minute walk south whilst regular bus services operate on the surrounding streets.

Nearby occupiers include STV, BBC, The Village Hotel, The Hub, Premier Inn as well as Cala Homes 203 home new build resi development "Princes Quay".

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,055	469.62	Available
<b>Total</b>	<b>5,055</b>	<b>469.62</b>	



VIEWING & FURTHER INFORMATION

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