

## TO LET - INDUSTRIAL/LOGISTICS

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COTTON STREET INDUSTRIAL ESTATE

UNIT 22, 198 SWANSTON STREET, GLASGOW, G40 4HW



### KEY HIGHLIGHTS

- 970 sq ft
- 2.5 miles from City Centre
- Close proximity to Junction 1A of the M74
- Qualifies for 100% Rates Relief
- Dalarnock Train Station close by
- Ample car parking locally

## SUMMARY

Available Size	970 sq ft
Rent	£770 per month
Rateable Value	£8,300 100% Rates Relief
Service Charge	£75 per month
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

The subjects comprise a workshop unit within Cotton Industrial Estate, formed in blockwork walls and clad externally in profile sheeting under a profile sheet roof.

Loading access to the units is from a 2.75m x 2.80m roller shutter with a separate visitor entrance door. There are car spaces to the front of the unit. There is toilet in each unit at the rear of the workshop.

## LOCATION

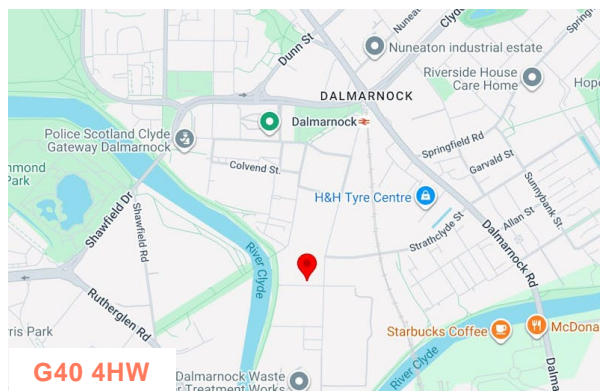
The subjects are located on the west side of Swanston Street within Cotton Street Industrial Estate, and lie within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre. The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location. Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk. There is ample car parking locally.

Surrounding occupiers include Stratum Masonry, Precious Time Cleaning and ECO Refrigeration, Shedman and Absolute Storage.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 22	970	90.12	Available
<b>Total</b>	<b>970</b>	<b>90.12</b>	



## VIEWING & FURTHER INFORMATION

**Emma Erunlu**

0141 556 1222  
emma@lapsleymcmanus.com

**Marc Erunlu**

07836357570  
marc@lapsleymcmanus.com