TO LET - INDUSTRIAL

M8 FOODPARK

UNIT 1, 11 KEPPOCHHILL PLACE, GLASGOW, G21 1HS

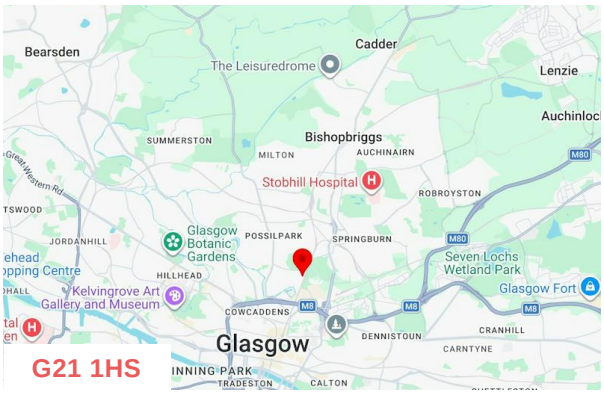


KEY HIGHLIGHTS

- 3,365 sq ft
- Fully fitted food production unit
- Highly convenient M8 motorway access via junction 15
- New FRI lease available available - £32,000 per annum
- Available for immediate occupation
- Benefits from fitted kitchen area, 2 x walk-in cold stores, loading bay and 1st floor offices
- Neighbouring occupiers include Bernard Corrigan, McGhee Bakers, Fresh Select, Lomond Wholesale

SUMMARY

Available Size	3,365 sq ft
Rent	£32,000 per annum
Rates Payable	£10,702.25 per annum
Rateable Value	£22,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

End-terraced food production premises of steel portal frame construction.

Benefits from loading door and staff entrance opening out onto generous shared parking / yard area.

Internally provides loading area, 2 x walk-in cold stores, fitted kitchen, first floor offices, staff tea-prep, WC's and shower facilities.

Mains supplies to gas, water and electricity (3 phase) provided.

LOCATION

M8 Foodpark is located within the Springburn area of Glasgow just 1 mile north of the city centre.

Keppochhill Place is accessed via Keppochhill Drive, which connects with Keppochhill Road, providing convenient access to Springburn Road (A803), Possil Road and the surrounding arterial road network.

The location benefits from excellent connectivity to the M8 motorway, with Junction 16 situated a short drive to the south, providing access to Glasgow City Centre, the wider Central Belt and Scotland's motorway network.

Neighbouring occupiers include Bernard Corrigan, McGhee Bakers, Fresh Select and Lomond Wholesale.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,370	220.18	Available
1st	995	92.44	Available
Total	**3,365**	**312.62**	

VIEWING & FURTHER INFORMATION

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