TO LET - INDUSTRIAL

37 MEIKLEWOOD ROAD

GLASGOW, G51 4GB

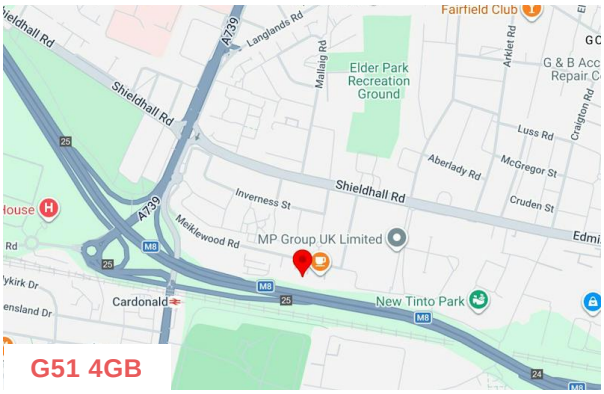


KEY HIGHLIGHTS

- 6,971 sq ft
- Well-presented industrial premises wtih offices
- Highly convenient M8 motorway access
- New FRI lease available - £50,000 per annum + VAT
- Available for immediate occupation
- Shared secure yard / parking
- 7m eaves rising to 9.5m at apex

SUMMARY

Available Size	6,971 sq ft
Rent	£50,000 per annum
Rates Payable	£15,873 per annum
Rateable Value	£33,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



G51 4GB







DESCRIPTION

Modern mid-terraced industrial premises of steel portal frame construction surmounted by a pitched roof clad with insulated panels.

Externally benefits from shared secure yard / parking providing 9 spaces.

Internally provides well-presented open-plan warehouse accommodation with 7m eaves rising to 9.5m at the apex.

Well-presented office space with mezzanine storage above.

Attractive kitchen / break-out area and WC's.

LED lighting units found throughout.

LOCATION

Meiklewood Road is located within the popular Govan area of Glasgow just 4 miles from Glasgow City Centre.

The property backs onto M8 motorway with direct access to the M8 via Junction 24 Cardonald Intersection, providing access to the wider national motorway network.

Meiklewood Road is a 10 minute drive from Glasgow International Airport.

Cardonald Railway Station is a 10 minute walk south where regular services to Glasgow Central Station are provided.

Neighbouring occupiers include McTear's Auctions, Meiklewood Nursery, Police Scotland and John Brown Cater Hire.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,891	268.58	Available
Ground - Offices	2,073	192.59	Available
Mezzanine - Storage	2,007	186.46	Available
Total	**6,971**	**647.63**	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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