

TO LET

UNDER REFURBISHMENT INDUSTRIAL OPPORTUNITIES



Unit 69 Carntyne Industrial Estate

Camelon Street, Glasgow, G32 6AF

- Units available from 1,000 - 10,000 sq.ft.
- Benefit from enclosed secure yards
- Easy access to M8 and M74
- Most units benefit from 100% Business Rates Relief
- Located conveniently beside Carntyne Railway Station
- Rent on application

LOCATION

Carntyne is located in Glasgow's East End, approximately 4 miles from Glasgow's City Centre. The estate benefits from excellent communication links, lying in close proximity to the M8 and M74, both of which link to the M73 and the wider Scottish motorway network. The estate also boasts excellent public transport links with a bus stop and Carntyne Train Station within walking distance.

DESCRIPTION

Carntyne Industrial Estate offers a range of terraced accommodation from 1,000 sq ft up to 10,000 sq ft. Unit 69 offers private and secure yard space with ample car parking throughout the estate. Units also benefit from roller shutter door access and modest eaves height.

Under new ownership, the estate is due to undergo an extensive refurbishment with the first available units forecasted for early 2022.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following gross internal floor areas derived:

Unit 69 – 929.03 sq.m (10,000 sq.ft.)

LEASE TERMS:

The property is available on full repairing and insuring terms for a negotiable duration. Long-term commitments will include 5 yearly rent reviews.

RENT:

On Application

SERVICE CHARGE:

A service charge is levied covering common facilities/maintenance etc, calculated on an equitable basis. Further details on request.

RATEABLE VALUE:

The premises are assessed as a showroom with a Rateable Value of:

£18,400 (Est. £9,016 rates payable)

EPC:

An Energy Performance Certificate is in the process of being provided.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

The above-mentioned rental figure is quoted exclusive of VAT which will be chargeable at the standard rate.



To arrange a viewing please contact:



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