



Unit 10 - 11, Cairnbrook Industrial Estate,
Glasgow, G34 0NZ

- Mid terrace industrial unit
- Generous yard
- Units extends from approximately 97.46 sq.m. (1,048 sq.ft.)
- New FRI leases available
- Rental offers in excess of £9,000 per annum, exclusive of VAT

LOCATION

The subjects are located in the Cairnbrook Industrial Estate in the Easterhouse area of Glasgow approximately eight miles east of Glasgow City Centre. The premises are on the west side of Cairnbrook Road between Westerhouse Road to the south and Lochend Road to the north. The subjects are located only half a mile from Junction 9 of the M8 providing excellent access to Scotland's motorway network.

DESCRIPTION

The subjects comprise mid-terrace industrial unit within a purpose-built development. Internally the subjects provide warehouse and WC accommodation. The units benefit from three phase power, communal yard and associated parking.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Unit 10 - 11: 97.46 sq.m. (1,048 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RATING ASSESSMENT

Unit 10: £3,100

Unit 11: £3,100

The rate poundage for 2023/2024 is £0.498 in the pound.

Each property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for each property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:

233 St. Vincent Street

Glasgow

G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
07989 352731
louise.gartland@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: September 2023