



Various Units, Bardowie Industrial Estate, 106, Barloch Street, Glasgow, G22 5LE

- Mixture of end terrace and mid-terrace industrial units
- Situated within an established industrial estate
- Units extend from approximately (499 sq. ft. to 525 sq.ft.)
- New FRI leases available
- Rental offers in excess of £5,000 per annum, exclusive of VAT.

LOCATION

The subjects are situated in Bardowie Industrial Estate, just off Balmore Road to the north of Glasgow City Centre. The property is located a short distance from the A879 which then joins with the M8 motorway. The property is two miles from Glasgow's City Centre.

DESCRIPTION

The subjects comprise single storey mid and end terrace light industrial units comprising workshop accommodation. Access to the units are by way of double pedestrian entrance doors. Internally the subjects benefit from concrete flooring and WC facilities. The units have shared access to the secure yard with communal parking.

ACCOMMODATION

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

Unit 3: 48.78 sq.m. (525 sq.ft.)

Unit 5: 46.32 sq.m. (499 sq.ft.)

Unit 7: 46.84 sq.m. (504 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £5,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

RATING ASSESSMENT

Unit 3 - £3,300

Unit 5 - £3,400

Unit 7 - £3,300

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

The ingoing tenant may 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's have 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.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

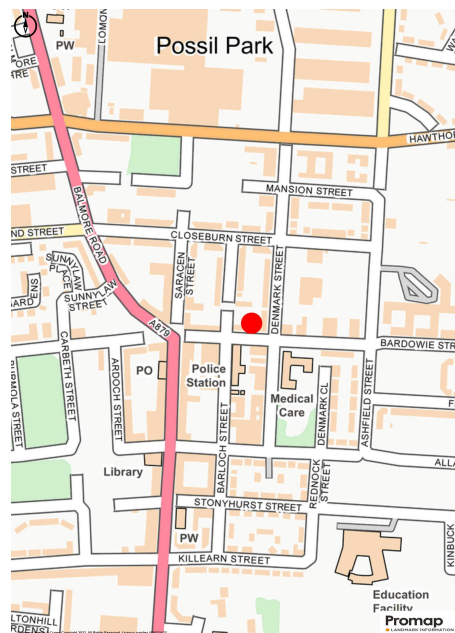
Graham + Sibbald LLP:

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G2 5QY

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To arrange a viewing please contact:



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IMPORTANT NOTICE

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