



Unit 6, Riverside Business Park, 25 Moffat Street, Glasgow, G5 0PD

- Situated within an established industrial estate
- Unit extends to approximately 69.68 sq.m. (750 sq.ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT



LOCATION

The subjects are located within an established industrial estate within the Gorbals area of Glasgow City, south east of Glasgow city centre. The estate benefits from close proximity to A74, a main thoroughfare connecting the city centre with the east end of Glasgow. The M8 and M74 motorways are also easily accessible. The area also benefits from excellent transport links with Bridge Street Subway Station and Pollokshields East train station within walking distance.

DESCRIPTION

The subjects comprise a single storey mid-terrace industrial unit constructed from a steel portal frame incorporating concrete blockwork and surmounted by a pitched roof clad in profiled metal. Access to the unit is by way of pedestrian entrance or manual roller shutter. Internally, the subjects benefit from concrete flooring, fluorescent strip lighting units and WC facilities.

ACCOMMODATION

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

Ground Floor: 69.68 sq.m. (750 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 per annum, exclusive of VAT.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,000.

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

The 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 this 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 LLP:

233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



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



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024