

# New Detached Industrial Unit

Dunn Street, Dalmarnock, Glasgow

Colliers

To Let

Available April 2023



## Dunn Street

Dalmarnock  
Glasgow  
G40 4DW

- 5,000 sq ft & 10,000 sq ft stand alone units with yards
- New industrial accommodation
- 1.5 Miles from Glasgow city centre
- 0.5 Miles from Junction 1A of the M74 motorway and 1 mile from Junction 14 of the M8 motorway
- Dalmarnock train station opposite the unit
- £90m of regeneration projects underway in Dalmarnock, including 475 new homes
- High quality industrial accommodation
- Eligible for 1 year of rates-free occupation

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# Detached Industrial Unit Dalmarnock



## Detached Industrial Unit

# Dalmarnock

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### Location

Dalmarnock is a popular and well-established industrial area, which in recent years has also seen regeneration with new homes, office space, significant road upgrades and improvements to public transport. Dalmarnock is 1.5 miles east of Glasgow City Centre. The area is 0.5 miles from Junction 1A of the M74 and 1 mile from Junction 14 of the M8.

### Description

Two new detached industrial units have been developed and will be ready for occupation in April 2023. The specification includes:

- Two electrically operated vehicle access doors
- Floor loading of 75 kN/sq m
- Minimum clear eaves height of 5 metres
- Dedicated parking areas and communal loading/yard area
- Anticipated "A" rating Energy Performance Certificate

### Accommodation

The units extend to Gross Internal Areas of 10,000 sq ft.

### Rateable Value

The units will be allocated Rateable Values by the local Assessors Office on occupation. As new build unit, the tenant is likely to be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Glasgow Assessor's Department: 0141 287 4444.

### Terms

The units are available on Full Repairing and Insuring leases for periods to be agreed. Please contact the agents for further details on rental.

### VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

# Detached Industrial Unit Dalmarnock



For further information or to arrange a viewing please contact:

## Viewing / Further Information



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