

Industrial Unit - To Let

CBRE

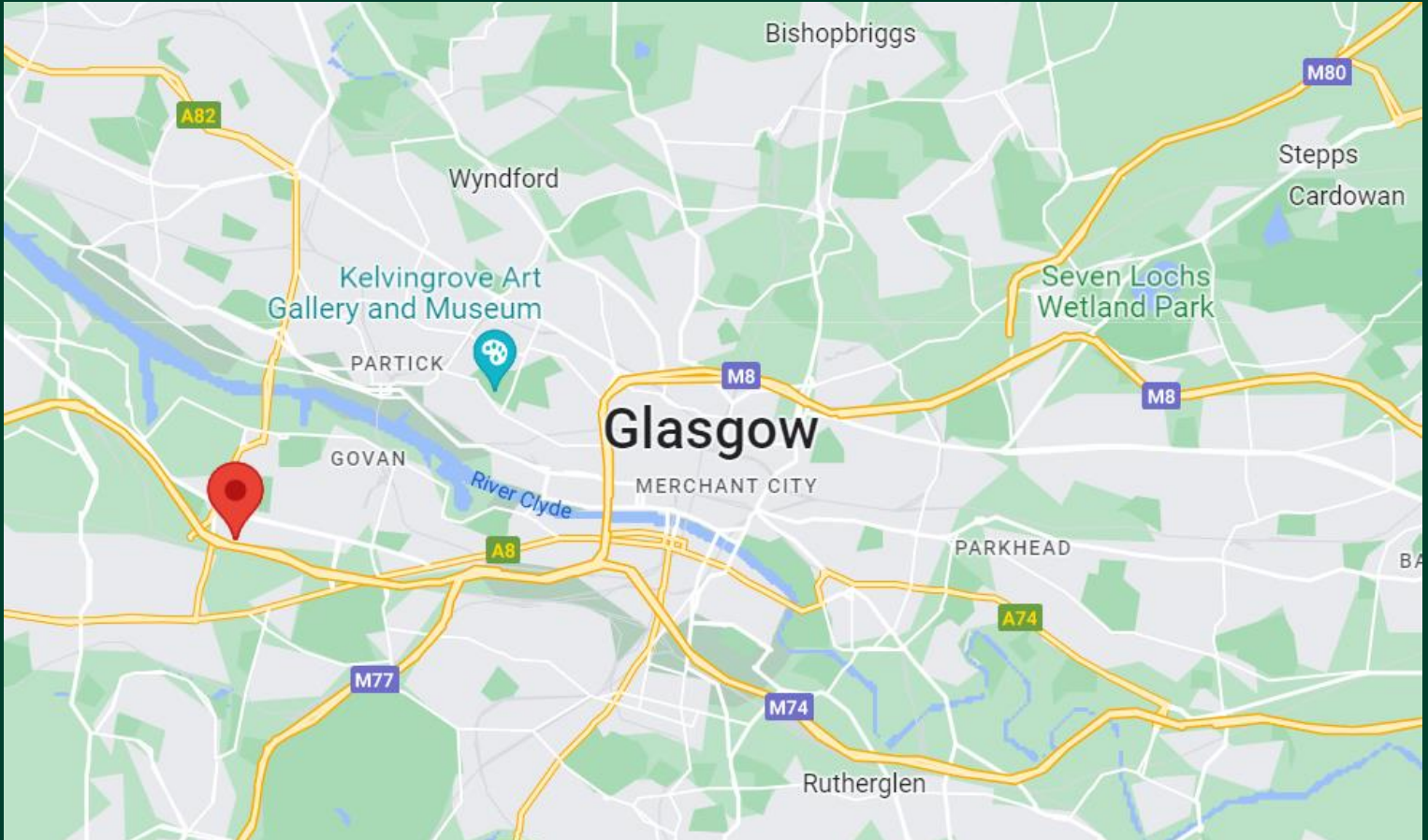
# 35-37 Meiklewood Road, Govan

Glasgow G51 4BG



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To Let



A modern industrial unit in a popular, well-connected location.

Meiklewood Road is located in the Govan area of Glasgow, overlooking the M8 Motorway and close to M8-Junction 24 Cardonald intersection, providing immediate access to Glasgow City Centre and the national motorway network.

Please note that adjacent to the industrial premises we have available there is office accommodation available within the same ownership. We can therefore offer excellent hybrid use space, with significant office and industrial accommodation combined.

6,399

Square Feet

0.5

Miles from Glasgow City Centre

10

Minute drive to Glasgow Airport



## Summary

The property comprises a modern terraced industrial unit of steel portal frame construction benefitting from a profiled metal roof system with 10% translucent light panels, creating good natural light. The specification is as follows:

- Minimum eaves of 7m rising to 9.5m at apex
- 2 x electric vehicular access doors (3.5m x 4.00m)
- Communal yard area & parking
- LED lighting system
- 3 phase power
- High quality ground floor office
- Staff welfare accommodation



## Accommodation

The property has been measured on a GIA in accordance with the RICS Code of Measuring Practice 6th Edition as below:

Warehouse:	2,399 sq ft (222.87 sq m)
Office:	2,020 sq ft (187.66 sq m)
Mezzanine:	2,020 sq ft (187.66 sq m)

**Total:** 6,439 sq ft (598.20 sq m)

## Disposal Terms

New FRI lease.

## Entry

The unit is available for immediate occupation

## EPC

The EPC is available on request.

## Legal Costs

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

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