

# UNIT 6 EXCELSIOR INDUSTRIAL ESTATE

Vermont Street, Kinning Park, Glasgow, G41 1LU



## Key Highlights

- 4,284 sq ft
- Mid-terraced Industrial Unit
- Office/staff welfare facilities
- Communal car parking
- Fully refurbished
- Close proximity to M77, M8 and M74 motorways
- Communal yard/loading areas

## Description

Externally, Unit 6 is formed of brickwork walls to dado height which are thereafter clad in profile metal sheeting to roof level. The roof incorporates translucent roof panels providing natural daylight. Internally, the unit has a concrete slab flooring and blockwork walls. Lighting is via LED fittings throughout. Access to the warehouse is provided from the communal yard via large electric roller shutter doors, with approximate clearance height of 4.9 metres and the minimum eaves height within the warehouse is 4.78 metres with an apex height of 7.16 metres. Unit 6 benefits from an office, as well as a tea prep/WC facilities.

## Location

Excelsior Industrial Estate lies less than a mile south west of Glasgow City Centre and the adjacent Junction 21 of the M8/M74/M77 provides quick access to Scotland's motorway network. Located in the Kinning Park area of Glasgow, which is an established industrial/trade counter location, nearby occupiers include Trespass, GAP Hire Solutions and Wolseley Plumb & Parts.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6	4,284	398	Available
<b>Total</b>	<b>4,284</b>	<b>398</b>	

## Terms

The premises are available on a new Internal Repairing & Insuring (IRI) lease term.

## Legal Costs & VAT

All figures quoted are exclusive of VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

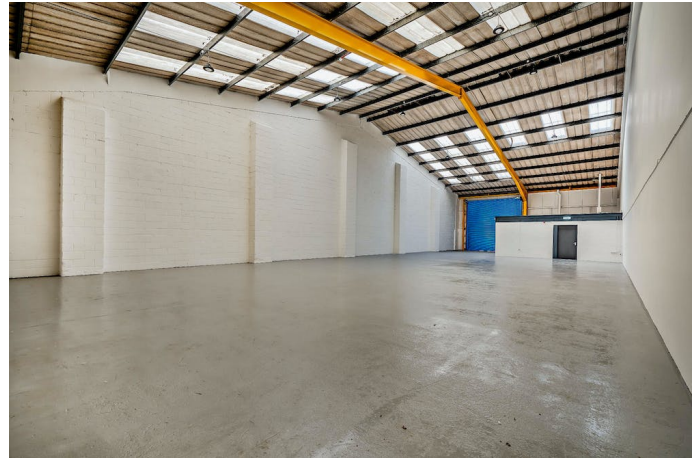
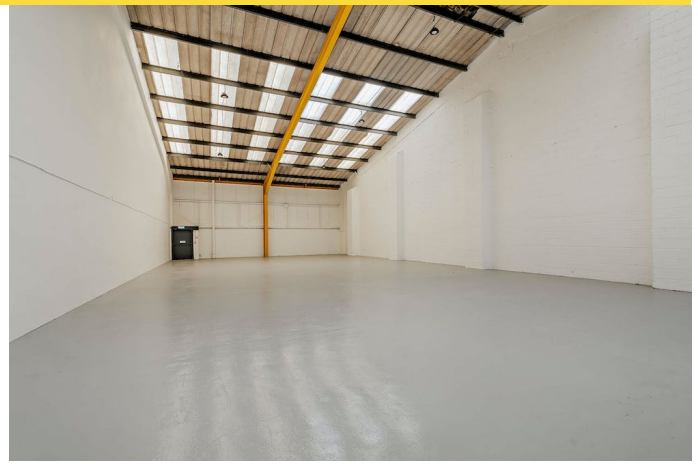
## Energy Performance Certificate

Available on request.

## Business Rates

Rates payable: £11,454 per annum

(based upon Rateable Value: £23,000)



## Contact

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