

Unit 6 Excelsior Industrial Estate

VERMONT STREET, KINNING PARK, GLASGOW, G41 1LU

To Let - Fully Refurbished Industrial Warehouse
4,284 sq ft (398 sq m)



savills



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.

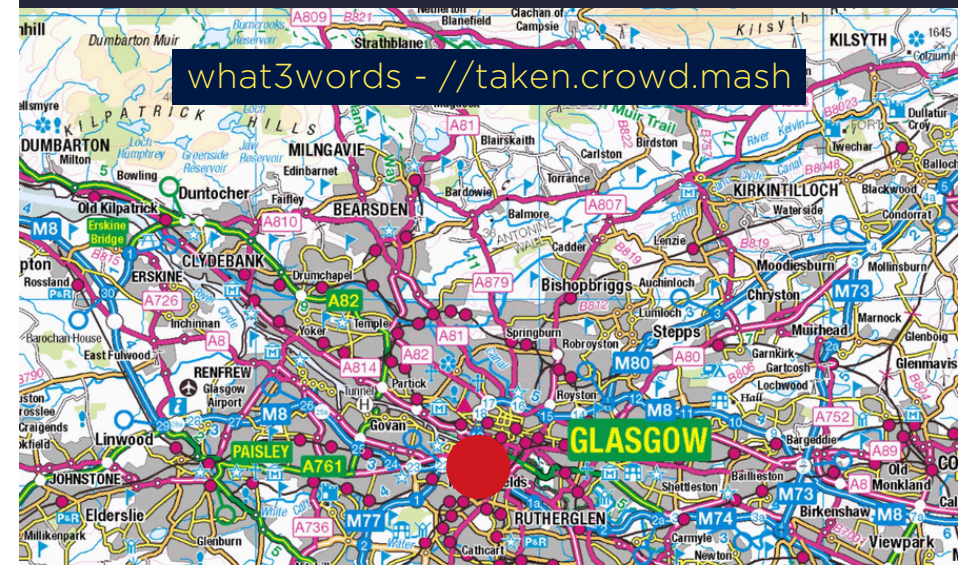
Located in the Kinning Park area of Glasgow, which is an established industrial/trade counter location, nearby occupiers include Trespass, GAP Hire Solutions and Wolseley Plumb & Parts.

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 fitments 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.



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ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Unit 6	4,284	398

LEASE TERMS

The property is available on a new Internal Repairing & Insuring (IRI) lease term.

LEGAL COSTS & VAT

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

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £23,000 (April 2023).

CONTACT

For further information please contact the letting agents on:

Jonathon Webster

Associate
jonathon.webster@savills.com
07976 910 987



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