



PORT DUNDAS TRADING ESTATE

**NORTH CANAL BANK STREET
GLASGOW G4 9XP**

Variety of units between 1,900 sq ft and 5,000 sq ft are located within the estate

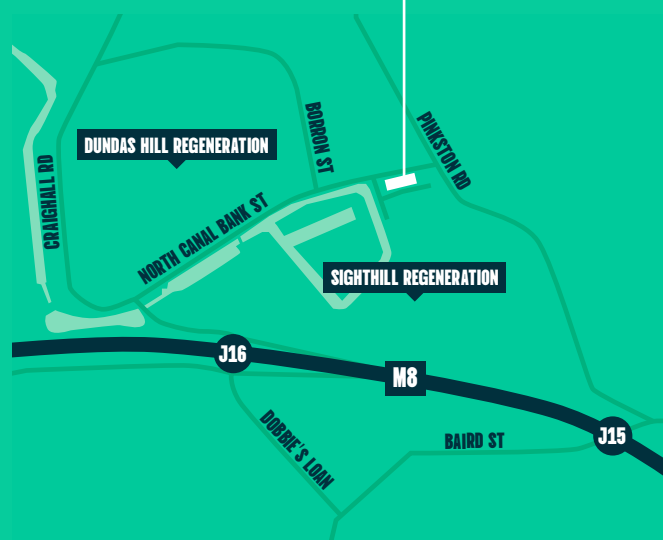
Please see availability schedule for more information

- Within 1 mile of Glasgow City Centre
- Communal loading and parking areas
- On-going refurbishments
- Easily accessible from J16 of the M8 motorway
- Rare opportunity to lease a unit within a well performing estate
- 6m eaves
- 1,426 new homes are being developed within close proximity to the estate



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LOCATION

The premises are located on North Canal Bank Street in the Port Dundas area of Glasgow, north of the M8. Port Dundas Trading Estate offers superb connectivity with J16 of the M8 situated 0.6 miles to the south.

The location benefits from good public transport links with multiple bus routes operating nearby offering services to the city centre. Queen Street Station is situated 1 mile to the south west. The estate benefits from good local amenities, being in close proximity to both Glasgow's City Centre and Glasgow Fort, which boast a number of restaurant and retail operators.

DUNDAS HILL AND SIGHTHILL REGENERATION

Dundas Hill is a former distillery site of approximately 15 acres located in the Port Dundas area of Glasgow, immediately to the north of the city centre and owned by Scottish Canals. Key features include:

- 600 new homes
- High density/urban custom housing
- Land Art Generator Initiative to provide public art project space

On the opposite side of the railway line to the subject property is the Sighthill Regeneration Area which includes:

- New school campus
- 826 new homes for sale and rent
- Student accommodation
- Retail and commercial facilities
- New pedestrian footbridge across the M8 (opened 2023)



DESCRIPTION

Port Dundas Trading Estate forms a 10 unit single terraced industrial estate in the Port Dundas area of Glasgow, just north of Glasgow's city centre. The units provide modern light industrial space. Each unit has pedestrian access to the front and both pedestrian and vehicular access via electrically operated roller shutter doors to the rear. The units are of steel frame construction under a pitched roof with walls clad in profiled metal sheeting and brickwork.

The flooring throughout is concrete and there is a communal yard with associated car parking at the rear of the unit. Each unit affords office, ancillary storage space, kitchen and WCs.

Nearby occupiers include Pinkston Watersports, Fleet Factors and Biffa. Prominent trade occupiers including Toolstation, Screwfix and Howdens are also located nearby.

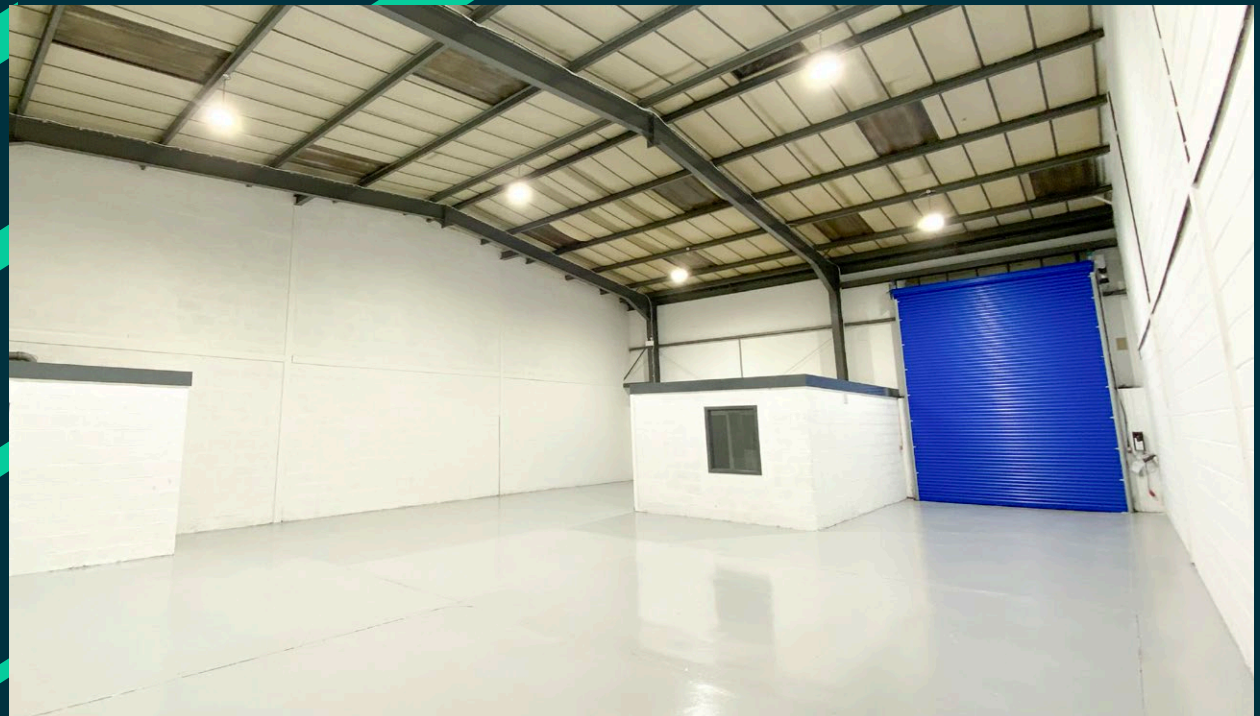
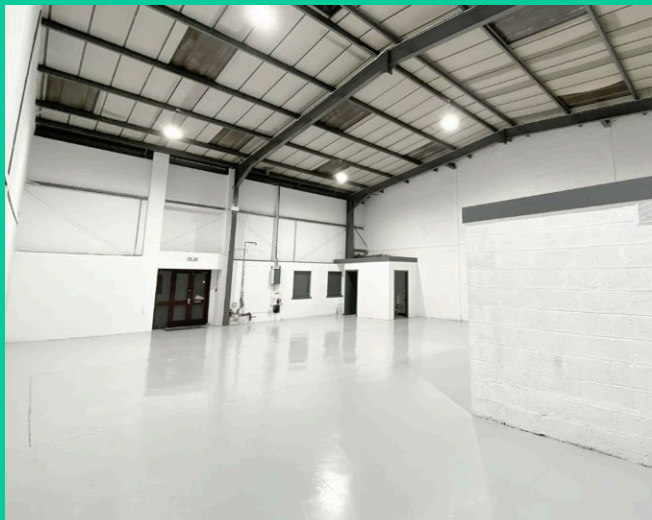
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TERMS

Full Repairing & Insuring Lease terms are available on request via the letting agent.

VIEWINGS

Viewings are available by prior arrangement via the letting agent.



EPC

EPC are available on request.

LEGAL COSTS AND VAT

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable. All costs quoted exclude VAT.

FURTHER INFORMATION



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