

DALKIN + CO

TO LET

**NEW + FULLY REFURBISHED STARTER
WAREHOUSE UNITS AND OFFICES
WITHIN A NEWLY RESURFACED SECURE YARD**

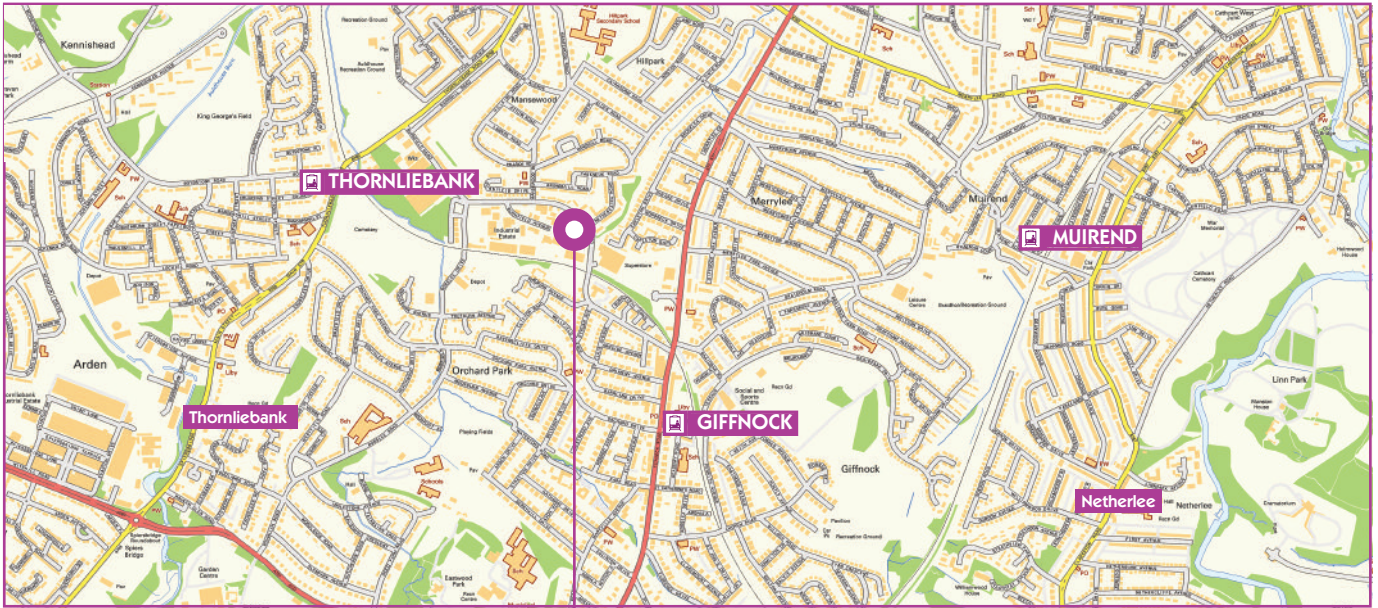


**IDEAL OPPORTUNITIES FOR SMALL STARTER UNITS FROM
521 sq ft (48.4 sq m) approx**

**157 BURNFIELD ROAD
GIFFNOCK, GLASGOW
G46 7PP**

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790



Location

The property is located in Giffnock on the west side of Burnfield Road close to its junction with Nethercairn Road about 0.5 miles from Fenwick Road.

The property is situated in a mixed commercial area and next door to Burnfield Industrial Estate which also has 2 serviced office blocks within the estate.

Other nearby occupiers include **ARNOLD CLARK BMW MINI**; **POST OFFICE DEPOT**; **MORRISONS**; **LIDL** whilst **GIFFNOCK TRAIN STATION** and **THORNLIBANK TRAIN STATION** are both less than a mile from the property at either end of Burnfield Road which links Giffnock/Merrylee/Braidholm to Thornliebank/Canwadric/Arden.

Description

The subjects comprise a part refurbished office and warehouse unit with an additional 2 small starter warehouse units recently built on the site.

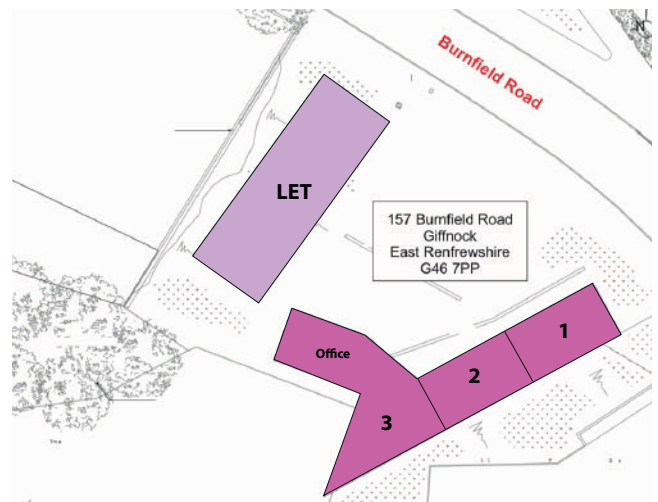
A fully secure shared tarmac yard has been recently resurfaced along with new fencing to secure the site. Car parking is available for around 9 cars within the yard. Each warehouse unit has new electrics and also new electric roller shutter doors. One shed has its own toilet. The office space also has its own toilet.

Accommodation

| | |
|-----------------|--------------------------------|
| UNIT 1 | 521 sq ft (48.4 sq m) approx |
| UNIT 2 | 521 sq ft (48.4 sq m) approx |
| UNIT 3 + OFFICE | 522 sq ft (48.5 sq m) approx |
| | 370 sq ft (34.4 sq m) approx |

Rent

| | |
|-----------------|------------|
| UNIT 1 | £10,000 pa |
| UNIT 2 | £10,000 pa |
| UNIT 3 + OFFICE | £17,500 pa |



NEW PHASE 3 ELECTRICS IN EACH UNIT
NEW ELECTRIC ROLLER SHUTTERS ON EACH UNIT
NEWLY RESURFACED TARMAC YARD
NEW HIGH SECURITY FENCE AROUND PERIMETER



Rateable Value

The units have not been assessed as yet but we would anticipate that each unit will have a RV of less than £12,000 so may qualify for 100% Small Business rates relief - details on request.

Lease

The units will be available on new FRI leases for a minimum period of 3 years - longer term lease are available but will incorporate 3 yearly rent reviews.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

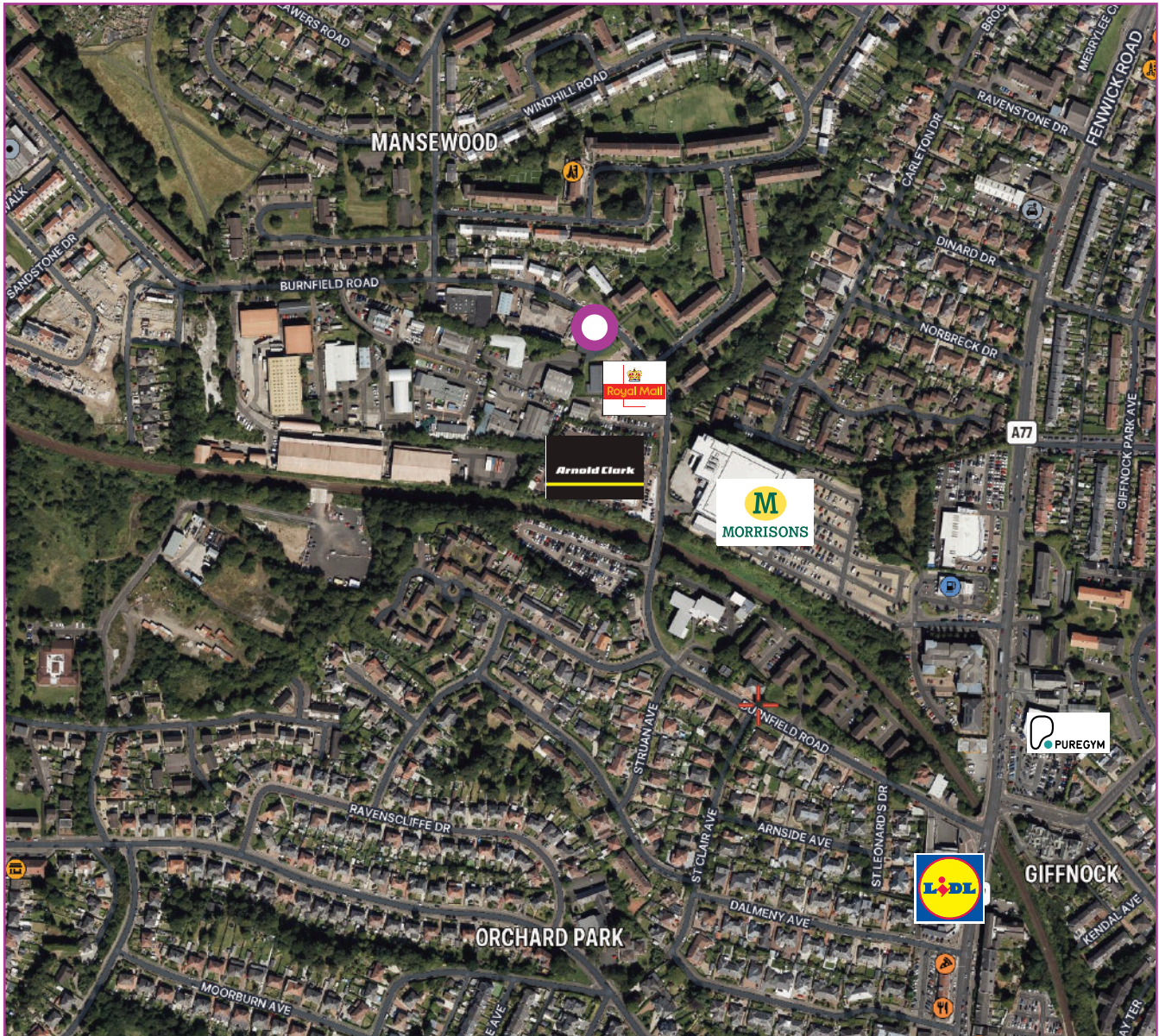
VAT

All prices, premiums and rents quoted are exclusive of VAT.

Entry

Immediate entry is available.





Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

Colin Dalkin - Dalkin + Co,
126 West Regent Street
Glasgow
G2
T: 0141 222 5790
M: 07766 203213
E: colin@dalkinandco.com
www.dalkinandco.com



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