

TO LET - INDUSTRIAL

UNIT E, GLASGOW NORTH TRADING ESTATE

24 Craigmont Street, Glasgow, G20 9BT



Key Highlights

- 11,964 sq ft
- Close proximity to City Centre
- 24/7 On site security
- Pending refurbishment
- Minimum eaves height of 5m
- Communal Yard and Parking

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Description

Glasgow North Trading Estate comprises a multi-let industrial estate of single storey industrial units providing accommodation from 1,072 sqft to 20,210 sqft. The estate benefits from communal hard standing yards, circulation areas and car parking, with a secured perimeter incorporating a manned security gatehouse and 24 hour CCTV surveillance.

The units are of steel portal frame construction with profile sheet cladding and pitched roof incorporating translucent panels. The available units provide quality and secure industrial accommodation with a minimum eaves height of 5m and vehicle loading doors.

Location

Glasgow North Trading Estate lies less than 3 miles to the north west of Glasgow City Centre. The estate is accessed via Craigmont Street / Shawpark Street, just off Maryhill Road (A81). Maryhill Road is a main thoroughfare from Bearsden and Milngavie to Glasgow City Centre and provides convenient access links to the M8 motorway network at Junction 16. The immediate vicinity comprises a mix of industrial, retail, leisure and residential development.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - E	11,964	1,111.49	Coming Soon
Total	11,964	1,111.49	

Terms

Full Repairing & Insuring Lease terms available on request.

Energy Performance Certificate

EPC available on request.

VAT & Legal Costs

All costs excluding 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.

Business Rates

Rates payable: £11,703 per annum

(based upon Rateable Value: £23,500)

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