

## Citylink Industrial Estate, Govan

Helen Street, Glasgow, G51 3HD

From 4,986 to 30,651 sq. ft. (463.2 to 2,847.6 sq. m.)

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Block 1							
Unit A	4,986	463.2	£35,000	£2,493.00	£22,000*	TBC	End terrace industrial unit overlooking Helen Street. Potential to combine with Unit B to create approx. 10,478 sq. ft. or to combine all of Block 1 (Units A-E) to create approx. 30,651 sq. ft.
Unit B	5,492	510.3	£38,500	£2,746.00	£24,000*	TBC	Terraced industrial unit.
Unit C-E	20,173	1,874.1	£126,000	£10,086.50	£88,500*	TBC	Three fully inter-connecting industrial units. A large internal mezzanine level is currently in place but is not included in the stated floor area. This will be removed if not required by a new tenant.
Block 2							
Unit J/K	10,965	1,018.7	£74,000	£5,482.50	£58,000	TBC	End terrace industrial units, fully inter-connecting and with internal ground and first floor office block on the Helen Street elevation.

**Please Note:**

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. January 2020

Service Charge is budgeted at a rate of £0.50 per sq. ft. per annum.

#### Value Added Tax

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

#### Local Authority Rates

The Rateable Value of Block 1 (Units A-E) is currently valued as a single, combined assessment of £148,000 and this will require re-assessment if the Block is to be occupied by multiple tenants.

\* The Rateable Values shown in the table above are estimates only and any interested party should satisfy themselves on this point. Further information is available from [www.saa.gov.uk](http://www.saa.gov.uk) or contacting Glasgow City Council Assessors on 0141 287 1111.

The Scottish Government has set the uniform business rate (UBR) for 2019/2020 at 49.0 pence for properties where the Rateable Value (RV) is less than £51,000 and 51.6 pence for RVs above £51,000.

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