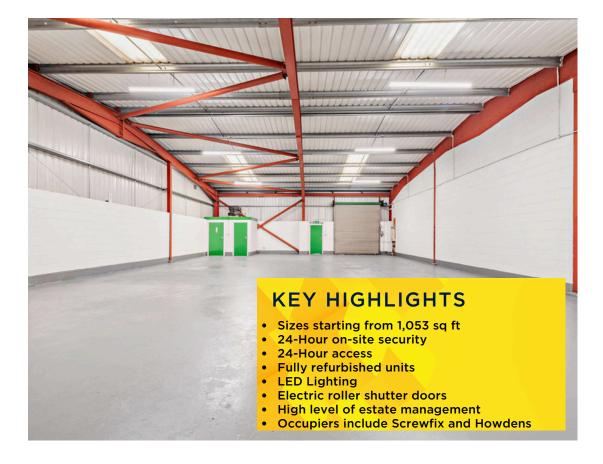
# **Anniesland Business Park**

NETHERTON ROAD, GLASGOW, G13 1BJ

To Let - Industrial / Workshop / Trade Counter Units - Starting from 1,053 sq ft





## LOCATION

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow.

Glasgow Airport lies approximately 6 miles west of Anniesland. The estate is accessed to the north of the junction of Great Western Road (A82) and Crow Road.

# **DESCRIPTION**

Anniesland Business Park is a modern estate which provides terraced industrial accommodation. The units provides traditional industrial space with a steel portal frame construction with blockwork infill metal clad elevations.

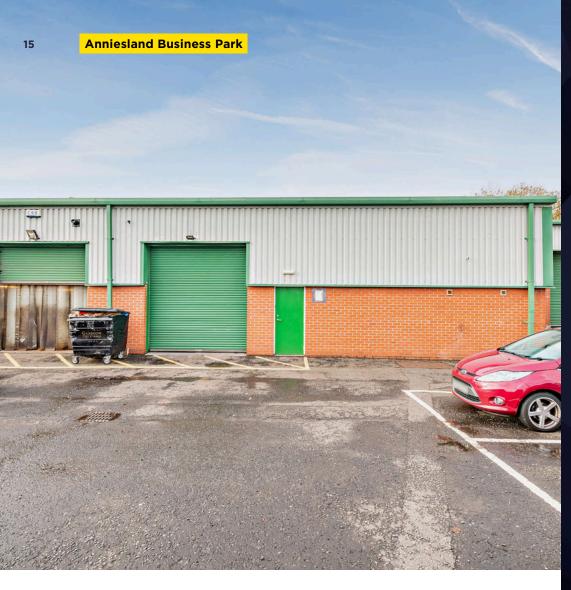
Internally, most units benefit from 1x electric roller shutter door, three phase power and a minimum eaves height of 4m. The estate benefits from shared parking, CCTV and 24-hour security.



# **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:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>	<u>Availability</u>
Unit 16	2,504	232.63	Available
Unit 18	1,053	97.82	Available
Unit 23D	1,228	114.08	Available
Yard	43,500	4,041.28	Available



#### IMPORTANT NOTICE

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- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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### **LEASE TERMS**

The premises are available on new Internal Repairing & Insuring (IRI) lease terms. Please enquire direct to the agents for further information on costs.

### **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

Rateable Values available on request from the agents, or via the Scottish Assessors Website (<u>www.saa.gov.uk</u>).

## CONTACT

For further information please contact the letting agents on:

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