

Unit 17 Cloberfield Industrial Estate

CLOBERFIELD ROAD, MILNGAVIE, GLASGOW, G62 7LN

To Let - Detached Industrial Warehouse + Yard
Due to relocation
26,473 sq ft (2,459.41 sq m)



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KEY HIGHLIGHTS

- 4.50m Eaves
- 3-Phase Power Supply
- Two storey office accommodation
- Electric Roller Shutter Door(s)
- Dedicated secure yard
- Dedicated car parking

LOCATION

Cloberfield Industrial Estate is located in the suburb of Milngavie which lies approximately 9-miles to the north west of Glasgow City Centre. The immediate surrounding area is home to a handful of industrial warehouses, whilst further afield is predominantly residential in nature.

Access by road is via Cloberfield Road, which is 9-miles north-west of Junction 17 of the M8 motorway. Milngavie train station is located 1.5 miles to the south of the property, providing connections to Glasgow and Edinburgh and regular bus services are available from Craigton Road which is a short walk from the premises.

DESCRIPTION

Unit 17 comprises a detached facility in the form of two defined interconnecting sections all set within a secure yard. Construction is a steel portal frame with brick and cladding elevations, pitched cladded roofing and solid concrete flooring throughout.

The main warehousing affords storage with eaves from 3.35 to 4.50m (haunch). Access is afforded from a single ground door contained within the side elevation direct from the yard with dimensions of 3.67m (w) by 4.45m (h). A further three vehicular doors are contained within the same elevation of the longer building section each measuring 3.00m (w) by 4.00m (h).

The office and ancillary accommodation is contained on ground and upper floor levels. This is connected with the warehouse at ground level. Direct access is afforded to the ground floor offices from the front elevation. Finishes throughout mainly comprise of carpeted floors, painted plasterboard walls and suspended grid ceilings. Heating throughout the offices is via gas fired radiators. Lighting is from a mixture of electrical fitments.

The yard is accessed from Cloberfield Road via a double metal swing gateway and this is concrete surfaced and fully secured by perimeter fencing. Loading and parking provisions are available to the front and side.





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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:

Name	sq ft	sq m
Ground Floor	24,531	2,279
First Floor	1,942	180.41
Total	26,473	2,459.41

LEASE TERMS

The property is available on new Full Repairing & Insuring (FRI) lease terms.

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

The property is entered in the valuation role as: £46,250 (April 2023).

CONTACT

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