

TO LET - INDUSTRIAL

UNIT 6 IO CENTRE

Springhill Drive South, Glasgow, G69 6GD



Key Highlights

- 5,242 sq ft
- Refurbishment planned
- 1x Electrically operated roller shutter door
- Communal loading and parking
- End-terrace
- 6.5m Eaves
- Office accommodation across ground and 1st floor

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Description

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

Internally, Unit 6 benefits from 1x electric roller shutter doors, three phase power and an eaves height of 6.5m eaves and office accommodation. A refurbishment is planned for the premises.

Location

Glasgow Business Park lies 6 miles to the east of the City Centre and benefits from direct access to the M8 motorway at Junction 9 and Junctions 8 & 10 are also in close proximity. The Park has an entrance on Edinburgh Road which provides a fast link to the Baillieston Interchange which is within one mile. The Baillieston Interchange is the hub of Scotland's motorway network and connects the M8, M74, M73 and thereafter the M80/M9. Easterhouse railway station is situated immediately adjacent to the Park and is also well served by bus services, with regular connections to the City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6	5,242	487	Available
Total	5,242	487	

Terms

The premises are available on a new Full Repairing & Insuring (FRI) lease term.

Energy Performance Certificate

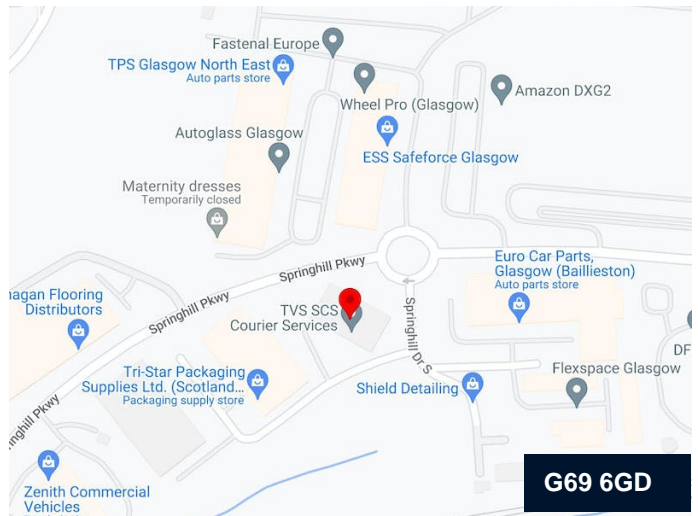
EPC available on request.

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: £12,574.50 per annum
(based upon Rateable Value: £25,250)



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