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**ALLIED
SURVEYORS
SCOTLAND**



TO LET

WAREHOUSE AND OFFICE PREMISES

12 Jordanvale Avenue, Glasgow G14 0QP

- **Secure yard**
- **Excellent Frontage**
- **Close to West End and City Centre**
- **GIA: 335.25 sq m (3,609 sq ft)**

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The property is situated just off South Street, an industrial area bounding Whiteinch, a mixed use area that lies approximately 2 miles northwest of Glasgow city centre. The property benefits from good transport links being in close proximity of the Clydeside Expressway and the A739 which links the north and south of Glasgow via the Clyde Tunnel, both routes providing access to the M8 motorway lying nearby to the south and east. Local amenities and services can be found on Dumbarton Road which lies a short distance to the north of the subjects.

DESCRIPTION

The property comprises a mid-terraced single storey industrial unit with secure yard to rear. Pedestrian access to the property can be taken off South Street and Jordanvale Avenue. On street parking is available on South Street.

ACCOMMODATION

The accommodation comprises entrance vestibule, general office, 2 private offices, kitchen, ladies and gents toilet facilities, workshop, store and despatch area.

FLOOR AREA

| | SqM | SqFt |
|---------------|---------------|--------------|
| Offices: | 154.07 | 1,658 |
| Warehouse: | 181.18 | 1,951 |
| Total: | 335.25 | 3,609 |

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £14,100.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – C

TERMS

Our client is seeking a rent of £21,000 per annum on full repairing and insuring terms for a period to be agreed.

VAT

Not Applicable.

OFFERS

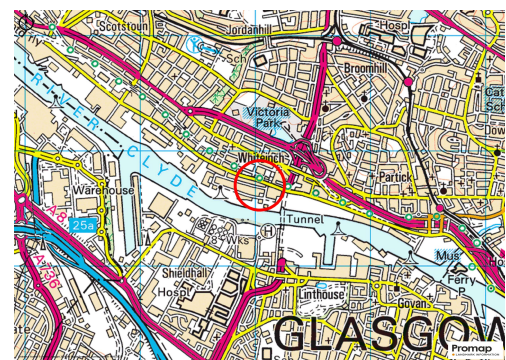
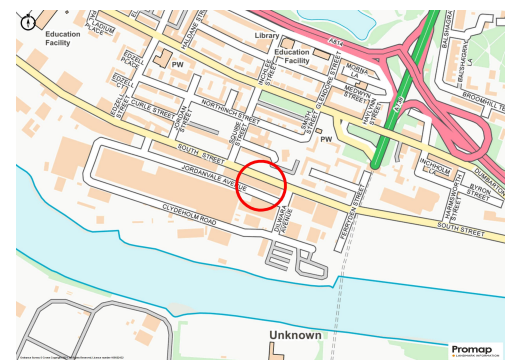
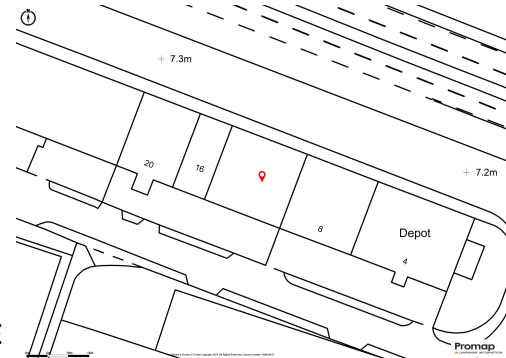
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com