

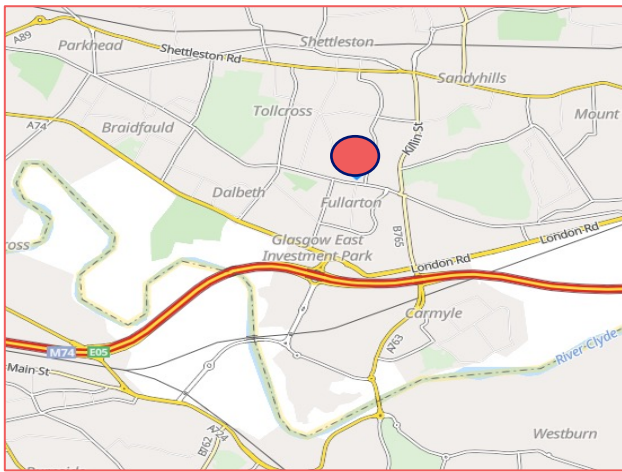


TO LET – HIGHLY PROMINENT CORNER ROADSIDE SITE

5,733 SQ FT

1200 TOLLCROSS ROAD, GLASGOW, G32 8HH

- Highly prominent site on busy main arterial route
- Bound by palisade fencing
- Benefits from tarmac surface in very good condition
- Available for immediate occupation
- New FRI lease available
- Quoting rent of £20,000 PA – No VAT
- Eligible for 100% rates relief



LOCATION

The subjects are located within the Tollcross area of Glasgow commanding a highly prominent pitch on the south side of Tollcross Road at its junction with Fullarton Avenue.

Tollcross Road is a busy main arterial route with high volumes of passing traffic that connects with the city centre via the Gallowgate travelling west and Mount Vernon travelling east.

Convenient M74 motorway access is available just 0.5 mile south via Junction 2A that connects with the M73, M74 and M8 beyond.

Access to public transport links are provided with regular bus routes operating on Tollcross Road itself whilst Carmyle Train Station is a 15-minute walk away south.

Nearby occupiers include Arnold Clark, Motorpoint, Van Monster, Direct Flooring, Starbucks, McDonald's, KFC, Sterling Furniture, Matalan and Dwell.

DESCRIPTION

- Highly prominent corner roadside site
- Bound by perimeter fencing
- Double gates from Tollcross Road
- Benefits from good quality tarmac surface throughout

ACCOMMODATION

GIA - 532.59 SQ M / 5,733 SQ FT

BUSINESS RATES

The subjects form part of a larger entry and require to be assessed, it is anticipated that the subjects will be eligible for 100% rates relief under the Small Business Bonus Scheme.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£20,000 per annum**.

VAT

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

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