



**TO LET – PROMINENT ROADSIDE SALES / STORAGE SITE**

**6,028 SQ FT**

**1034 - 1046 TOLLCROSS ROAD, GLASGOW, G32 8UW**

- Highly prominent site on busy main arterial route
- Bound by palisade fencing
- Benefits from mixture of concrete / type 1 surfacing
- Available for immediate occupation
- New lease available
- 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 opposite its junction with Dalness Street.

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 Mason Mortar, Co-op Food, The Waverley Bar, Dickson Chemist.

## DESCRIPTION

- Prominent roadside site
- Bound by perimeter fencing
- Double gates from Tollcross Road
- Benefits from good quality concrete / type 1 surfacing
- Ideal for storage / sales use
- Car washes will not be considered

## ACCOMMODATION

GIA - 560 SQ M / 6,028 SQ FT

## BUSINESS RATES

The subjects require to be assessed, however, 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 lease with quoting information available on request.

## VAT

No VAT is payable on the rent.

## VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

[info@gmbrown.co.uk](mailto:info@gmbrown.co.uk)

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0141 212 0059  
WWW.GMBROWN.CO.UK

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