



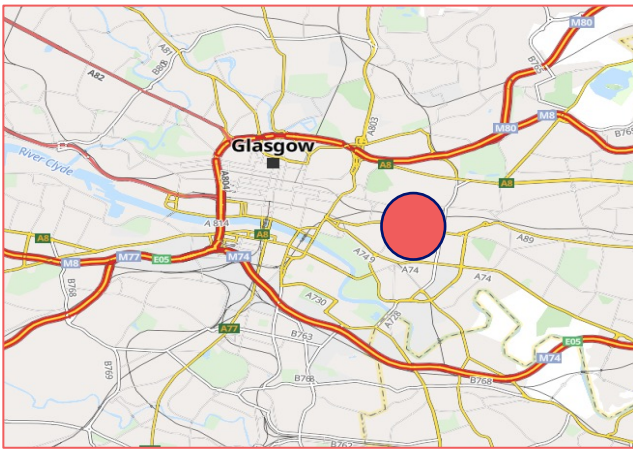
## TO LET LIGHT INDUSTRIAL / WORKSHOP PREMISES

2,197 SQ FT

BROAD STREET INDUSTRIAL ESTATE BRIDGETON,  
GLASGOW, G40 2TT

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- Available for immediate occupation
- Convenient location, 2 miles east of Glasgow city centre
- Excellent M74 & M8 motorway access
- Last remaining unit
- Benefits from dedicated secure yard
- Eligible for 100% rates relief



## LOCATION

Broad Street Industrial is located within the Bridgeton area of Glasgow just 2 miles east of the city centre

More specifically the estate is situated on the north side of Broad Street by its junction with St Marnock Street

The M8 motorway access is available via the East End Regeneration route linking to the M74 directly to the south

Nearby public transport links are provided with regular bus services operating on London Road whilst Bridgeton Train Station is a 5 minute walk south

## DESCRIPTION

- Broad Street Industrial Estate comprises 3 x blocks of light industrial / workshop units
- The units are of steel portal frame construction surmounted by clad roofs
- Externally the units benefit from vehicle access doors with adjacent pedestrian access doors
- Generous parking / yard space provided
- The units benefit from 3 x phase power
- WC facilities are provided in each unit

## ACCOMMODATION

GIA	sq m	sq ft
Unit 16*	204.11	2,197

\*Unit 16 benefits from a dedicated secure yard plus existing well-presented office space.

## BUSINESS RATES

Please refer to the Scottish Assessors Website

[www.saa.gov.uk](http://www.saa.gov.uk)

Most occupiers should be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## ASKING TERMS

Unit 16 **£20,000 per annum + VAT**

## 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](http://WWW.GMBROWN.CO.UK)

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