



TO LET – INDUSTRIAL / TRADE-COUNTER UNIT

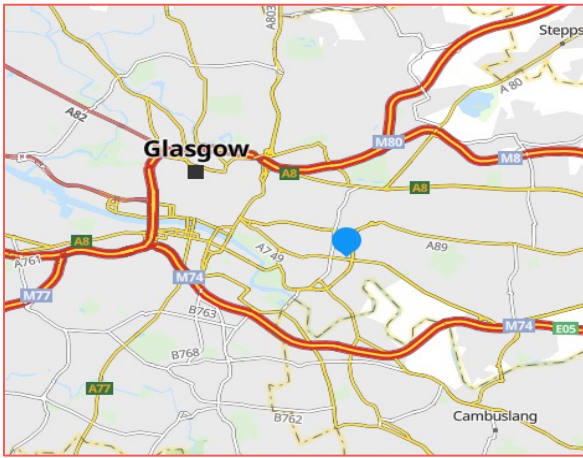
UNDER REFURBISHMENT

2,445 FT

BLOCK 1 UNIT 1

LONDON ROAD IND ESTATE, ARROL PLACE, GLASGOW, G40 3NY

- Highly prominent end-terraced unit with frontage onto London Road
- Situated just 1.5 miles east of Glasgow city centre
- Internally provides refurbished accommodation complete with office space
- Secure communal yard / parking provided
- Eligible for 100% rates relief
- Nearby M74 & M8 motorway access
- Excellent access to public transport links



LOCATION

London Road Industrial Estate is situated just 1.5 miles east of Glasgow city centre on the corner of Arrol Place / Nuneaton Street and London Road.

M8 motorway access is provided 2 miles north and M74 motorway access just 1.5 miles south.

Excellent public transport links are provided with regular bus services operating on London Road and Dalmarnock Railway Station is a 10-minute walk south.

Neighbouring occupiers include TNC Electrical Services, L&S Litho Printers, Kelsen Projects, First Truck & Van, MKM.

DESCRIPTION

- End-terraced industrial / trade-counter premises forming part of a larger terrace
- Undergoing full refurbishment
- Benefits from shared yard / parking with security gates
- Electrically operated vehicle access door of 2.99m wide x 3.17m high
- Internally provides open-plan warehouse accommodation with office space to front
- Translucent roof panels allow for excellent levels of natural daylight
- LED lighting units provided
- Male & Female WC's
- Mains supplies to gas, water and electricity (3 x phase)

ACCOMMODATION

GIA	SQ M	SQ FT
Warehouse	187.76	2,021
Offices	39.39	424
Total	227.15	2,445

The clear internal eaves height is 4.33m rising to 5.75m at the pitch.

BUSINESS RATES

RV £12,000

Please note that subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ASKING TERMS

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

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract . **SEPTEMBER 2022**