



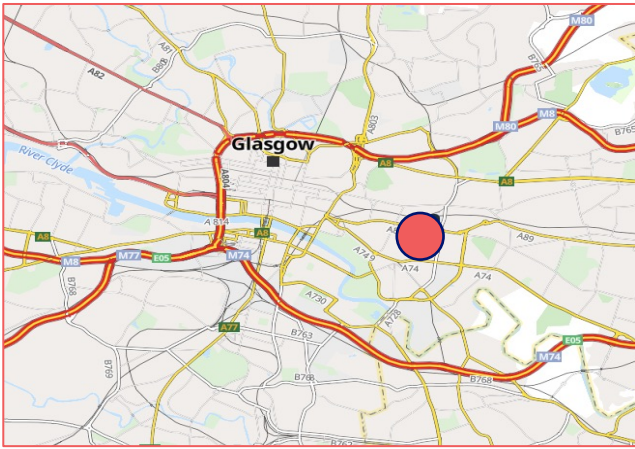
## **TO LET LIGHT INDUSTRIAL / WORKSHOP PREMISES**

**1,556 – 4,684 SQ FT**

**68 / 70 STRATHCLYDE ST, DALMARNOCK, GLASGOW, G40 7JR**

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- Available for immediate occupation
- Well-presented modern industrial accommodation
- Units capable of being connected to satisfy larger requirements
- Excellent M74 & M8 motorway access
- Generous communal yard space
- Some units benefit from existing office space
- Eligible for 100% rates relief



## LOCATION

Dalmarnock is a popular and well-established industrial area situated just 1.5 miles east of Glasgow City Centre.

More specifically the subjects are situated on the north side of Strathclyde Street a short distance west of its junction with Dalmarnock Road.

Dalmarnock Road connects with Junction 2 of the M74 just 1 mile south whilst Junction 14 of the M8 is 2.5 miles north.

Regular bus services operate on Dalmarnock Road and Dalmarnock Railway Station is a 5-minute walk north.

## DESCRIPTION

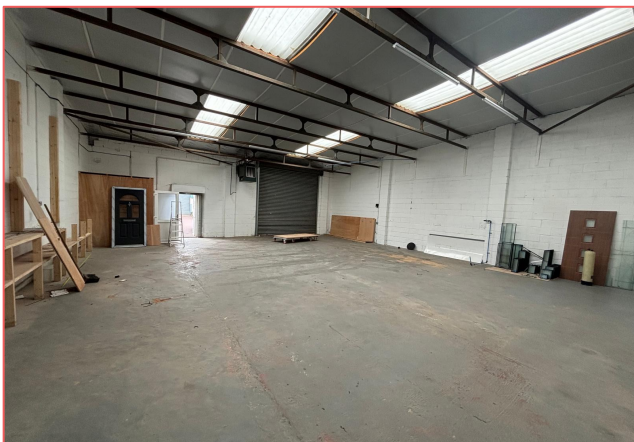
Strathclyde Street Industrial Estate comprises 3 x terraces of light industrial / workshop units of steel portal frame construction surmounted by clad roofs

Clear internal eaves height of 4M.

Externally the units benefit from vehicle access doors with adjacent pedestrian access doors

The units benefit from 3 x phase power

WC facilities are provided in each unit



## AVAILABLE SPACE

Unit	sq m	sq ft
1	148.65	1,600
10	145.30	1,564
11	145.30	1,564
12	144.56	1,556

Please note that Units 10, 11, 12 can be connected to satisfy larger requirements

## BUSINESS RATES

Please refer to [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

The subjects are available on FRI terms with quoting info available via the agents.

## VIEWING & FURTHER INFORMATION

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