

Four Modern Terraced Industrial Units

Woodville Court, Ibrox

Colliers

To Let



Units A-E Woodville Court

Woodville Street
Glasgow
G51 2RZ

- **1,541 sq ft (143 sqm) Remaining !**
- Located at Junctions 23 and 24 of the M8 motorway
- 1.6 miles south of Junction 1 of the M77 and 1.7 miles east of Junction 1 of the M74 motorway
- Excellent public transport links with subway, train and bus routes within 0.5 miles

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Ibrox

Location

The property is located in the Ibrox area of Glasgow. It is a well-established industrial area with excellent motorway links. Junction 23/24 of the M8 is located 0.7 miles south of the property, junction 1 of the M77 is 1.6 miles south and junction 1 of the M74 is 1.7 miles east. Glasgow International Airport is located 6 miles to the west.

Description

The property comprises of four terraced industrial units of modern steel frame construction with mono pitch roofs, profile metal clad elevations and vehicle access doors, which open on to a concrete surfaced communal service yard with car parking. The units have separate pedestrian access, 4.5m wide vehicle access doors (2 no. doors in Unit D-E), minimum eaves heights of 5.0m rising to 6.80m.

Accommodation

The units extend to the following Gross Internal Areas.

UNIT A		2,328 SQ FT - UNDER OFFER
UNIT B		1,719 SQ FT - UNDER OFFER
UNIT C		1,541 SQ FT
UNITS D-E		3,133 SQ FT - UNDER OFFER

TOTAL AREA | 8,721 SQ FT

Rental and Lease Terms

The property is available on a sub-lease or assignation basis for a period to 31st March 2025.

UNIT A		£18,207 per annum - UNDER OFFER
UNIT B		£13,445 per annum - UNDER OFFER
UNIT C		£12,052 per annum
UNITS D-E		£24,502 per annum - UNDER OFFER

TOTAL RENTAL | £68,206 PER ANNUM

Rates

The units have the following Rateable Values effective 1st April 2023.

UNIT A		£20,500 - UNDER OFFER
UNIT B		£12,300 - UNDER OFFER
UNIT C		£14,800
UNITS D-E		£24,750 - UNDER OFFER

TOTAL RATEABLE VALUE | £72,350

Service Charge

A service charge of £1.55 per sq ft (per annum) applies to each unit. This contributes towards the repair and maintenance of the common parts of the estate.

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VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

For further information or to arrange a viewing please contact:

Viewing / Further Information



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