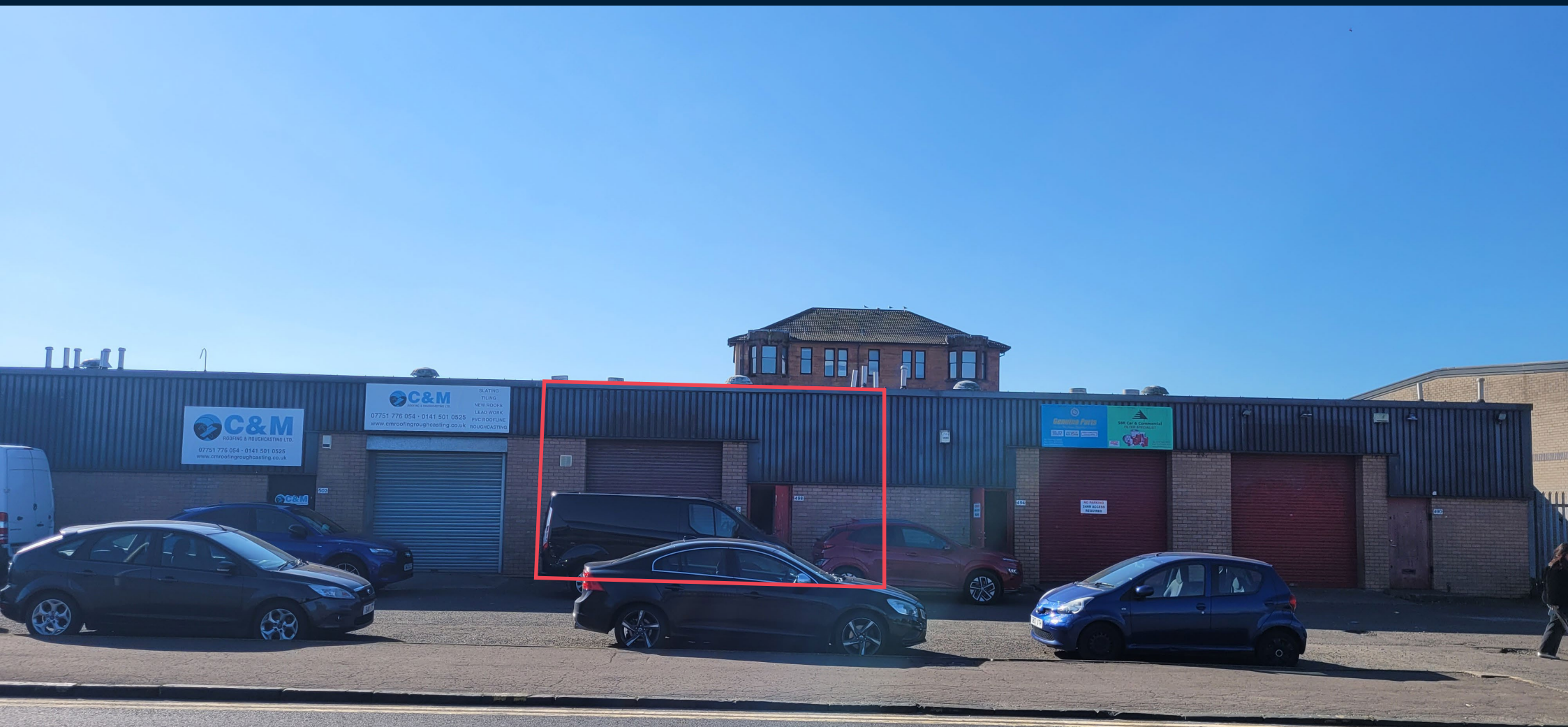


TO LET  
INDUSTRIAL UNIT



498 Calder Street  
Glasgow, G42 0QD

- Situated within an established industrial area
- Unit extends to approximately 77.82 sq.m. (838 sq.ft.)
- New FRI lease available
- Rental offers in excess of £10,000 per annum, exclusive of VAT



## LOCATION

The subjects are located within an established industrial parade on the south side of Calder Street in the Polmadie area of Glasgow. The property can be easily accessed via junction 1A of the M74 motorway or nearby public transport services, with Crosshill train station within walking distance.

## DESCRIPTION

The subjects comprise a single storey mid-terrace industrial unit constructed from a steel portal frame incorporating concrete blockwork and surmounted by a pitched roof clad in profiled metal. Access to the unit is by way of pedestrian entrance or manual roller shutter. Internally, the subjects benefit from concrete flooring, fluorescent strip lighting units and WC facilities. The unit has shared access to the secure yard with communal parking.

Internally, the subjects benefit from concrete flooring, fluorescent strip lighting, 3 phase electrical power and toilet facilities.



## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal floor area:

Ground Floor: 77.82 sq.m. (838 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £10,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require a rental deposit. Full details are available from the letting agents.

## SERVICE CHARGE

The premises will have additional service charge costs. Full details are available from the letting agents.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £6,900.00.

The poundage rates for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



**LOUISE GARTLAND**  
**Commercial Property Agent**  
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07917 684 033



**EMMA SMITH**  
**Commercial Property Agent**  
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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.