

TO LET - INDUSTRIAL

21 WOODNEUK ROAD

DARNLEY INDUSTRIAL ESTATE, GLASGOW, G53 7QS



KEY HIGHLIGHTS

- 5,104 sq ft
- Mid-terraced industrial premises
- Yard provided to the front with ability to be secured
- New FRI lease available - £31,000 per annum + VAT
- Unit under comprehensive refurbishment
- 5 meter eaves
- Highly convenient M74 motorway access
- Neighbouring occupiers include Brandon Tool Hire, DGP Materials Handling, Norfolk Logistics and Big Day Wedding Services

SUMMARY

Available Size	5,104 sq ft
Rent	£31,000 per annum
Rates Payable	£9,910.20 per annum
Rateable Value	£19,900
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise mid-terraced industrial premises of concrete frame construction surmounted by a pitched roof clad with insulated panels.

5m clear internal eaves height.

Externally there is a yard area, that is in the process of being surfaced providing ideal parking and outdoor storage space.

A concertina sliding vehicle access door and adjacent pedestrian access door provide access to the property.

Internally provides open-plan warehouse accommodation complete with WC, tea-prep and a first floor office space.

Our client is in the process of doing a full refurb with works to include full internal and external redecoration and installation of LED lighting units.

LOCATION

Darnley Industrial Estate is situated just 6 miles south of Glasgow City Centre.

More specifically the subjects are situated on the west side of Woodneuk Road, just off Nitshill Road that connects with Junction 3 of the M74 just a 5 minute drive west.

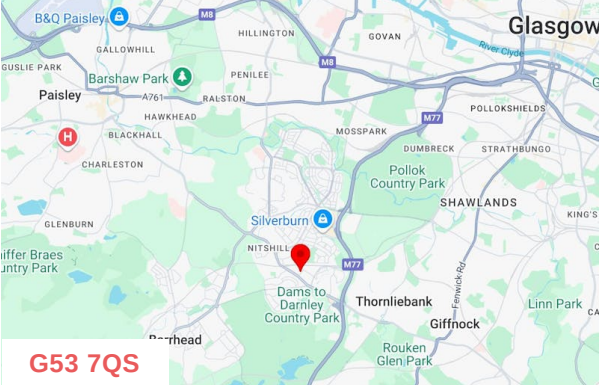
Convenient public transport links are provided with Priesthill & Darnley Railway Station situated a 10 minute walk north whilst regular bus services operates on Nitshill Road.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,902	455.41	Available
1st	202	18.77	Available
Total	5,104	474.18	



VIEWING & FURTHER INFORMATION

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