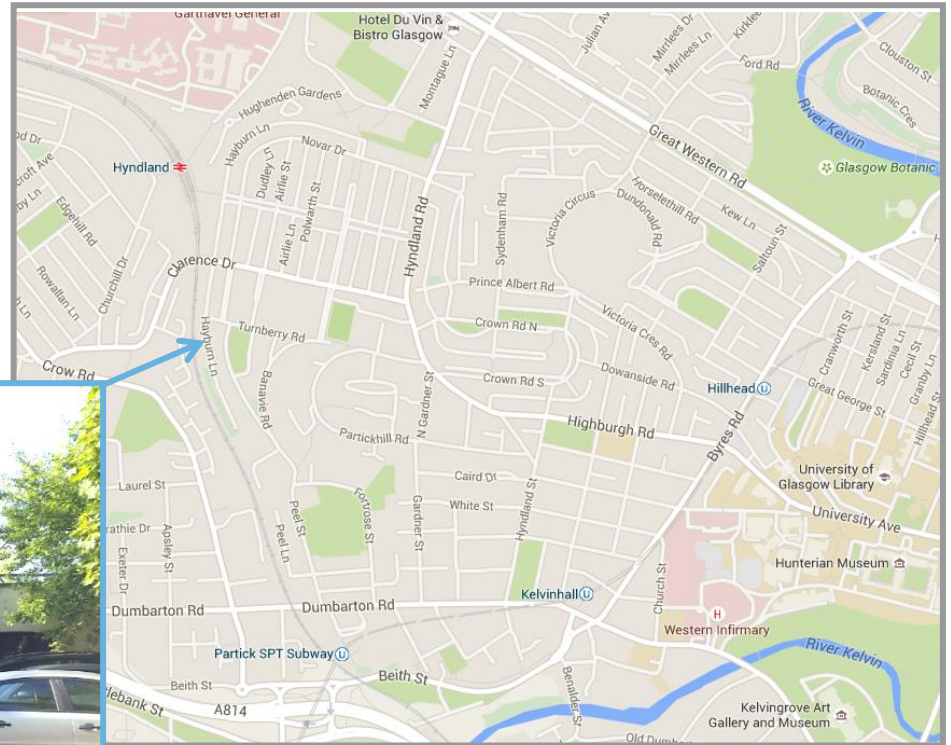


# To Let

## Hayburn Lane, Hyndland, Glasgow, G11 5AT

# Business, Storage & Garage Units

- Prime West End Location
- 100% Rates Relief Available
- Flexible Terms
- Competitive Rates
- Rarely Available
- 135 - 2,400 sq ft



## Location

The units are located on Hayburn Lane, just off Clarence Drive in the Hyndland area of Glasgow's west end.

The property benefits from excellent transport links with Hyndland Train Station 5 minute walk away and the Partick Interchange offering train, subway and buses services 10 minutes walk away. The Clydeside Expressway which provides easy access to the Scottish motorway network is within 5 minute drive time.

## Description

The subjects comprise single storey blockwork constructed light industrial units within a parade of 22 similar units. All subjects benefit from metered electricity, roller shutter door access and shared parking facilities.

## Availability

The units are available on flexible lease terms. In addition to rent a insurance, service charge and management fee is payable. A rent deposit equivalent to 3 months rent is required.

## Rateable Value

We are verbally advised by the Local Authority that Small Business Rates Relief is available on all units.

## Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

## VAT

All figures are quoted exclusive of VAT.

## Viewing

Strictly by appointment via the sole agents:-



**David Thorburn**

0141 225 5711

david@reithlambert.co.uk

Unit	Area (Sq Ft)	Area (Sq M)	Rent (per annum)	Rent (per week)	Description
13	135	12.54	£1,500	£29	Single garage / storage
19	2,402	233.33	£15,000	£288	Workshop with kitchenette and toilet facilities
21	404	37.53	£4,500	£87	Office with kitchenette and toilet facilities
23	910	84.54	£7,500	£144	Workshop with office and toilet facilities

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