



TO LET – INDUSTRIAL UNIT WITH OFFICE SPACE
Bishopbriggs, 28 Wellington Road (Unit 3)



- MODERN INDUSTRIAL UNIT
- AMPLE ON SITE PARKING
- CLOSE PROXIMITY TO STRATHKELVIN RETAIL PARK

LOCATION

Bishopbriggs is an affluent suburb of Glasgow, situated approximately 6 miles north of Glasgow City Centre.

The subjects are situated adjacent to Lowmoss Industrial Estate, directly behind Strathkelvin Retail Park and in close proximity to Kirkintilloch Road, one of Glasgow’s principal arterial routes.

DESCRIPTION

The unit comprises a single storey industrial unit of steel portal frame construction with brick/block lower walls and a profile clad roof. The property benefits from an electric shutter door. The unit provides the following approximate gross internal areas:-

ACCOMMODATION

Ground Floor	232 sq m	2,500 sq ft
Eaves Height	4.70 m	15 ft 5 in

USE

Class 6 (Storage & Distribution).

TERMS

The premises are available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers in excess of **£13,750 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£11,700
Commercial Rate Poundage	£0.484
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the joint agents:-

David Thorburn **Drew Lambert**
0141 225 5711 0141 225 5714
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or

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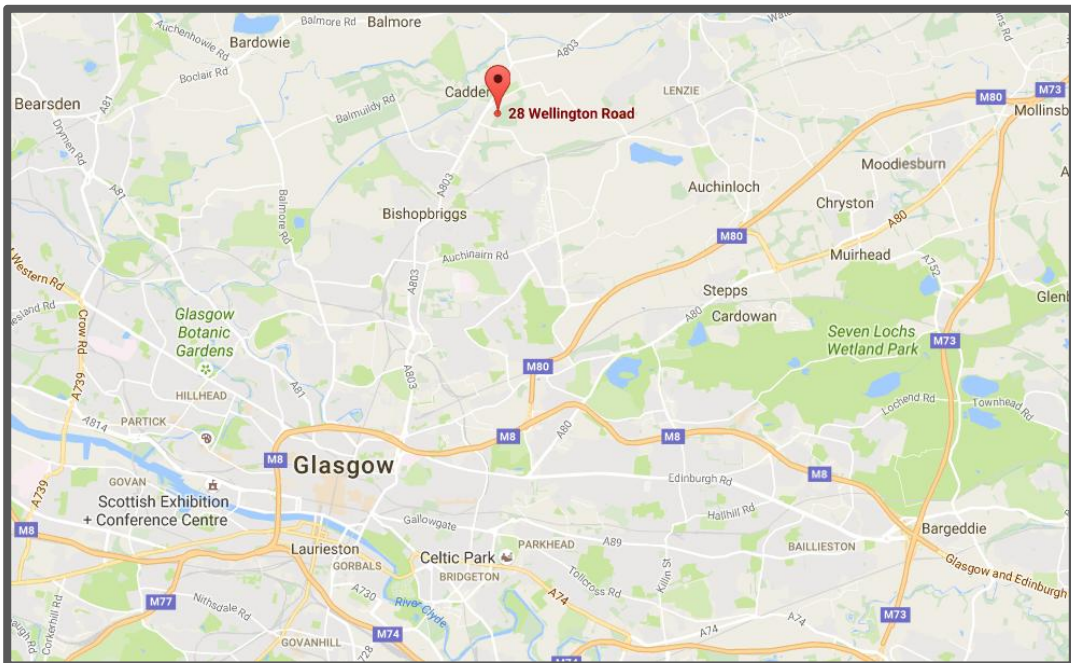




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Reith Lambert
Commercial Property Advisers



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