



TO LET – INDUSTRIAL UNIT / WORKSHOP 288 Kirkintilloch Road, Bishopbriggs



LOCATION

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

The subjects occupy a prominent position on Kirkintilloch Road, one of Glasgow's principal arterial routes, in close proximity to Strathkelvin Retail Park, and adjacent to Asda Superstore. Anytime Fitness neighbours the property.

DESCRIPTION

The property comprises a single storey workshop contained within a steel framed building. The external walls are of brick cavity construction which has been rendered and painted. There is onsite parking to the front and side of the building.

The premises provide the following approximate gross internal areas:-

ACCOMMODATION

Ground Floor	205.23 sq m	2,209 sq ft
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USE

Class 6 (storage or distribution).

TERMS

The premises are available on a new full repairing and insuring lease for a minimum period of 5 year.

RENT

Rental offers in excess of **£15,000 per annum** are invited.

RATES

The property has recently been split and awaits reassessment.

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 sole agents:-

Reith Lambert

David Thorburn

0141 225 5711

david@reithlambert.co.uk

Drew Lambert

0141 225 5714

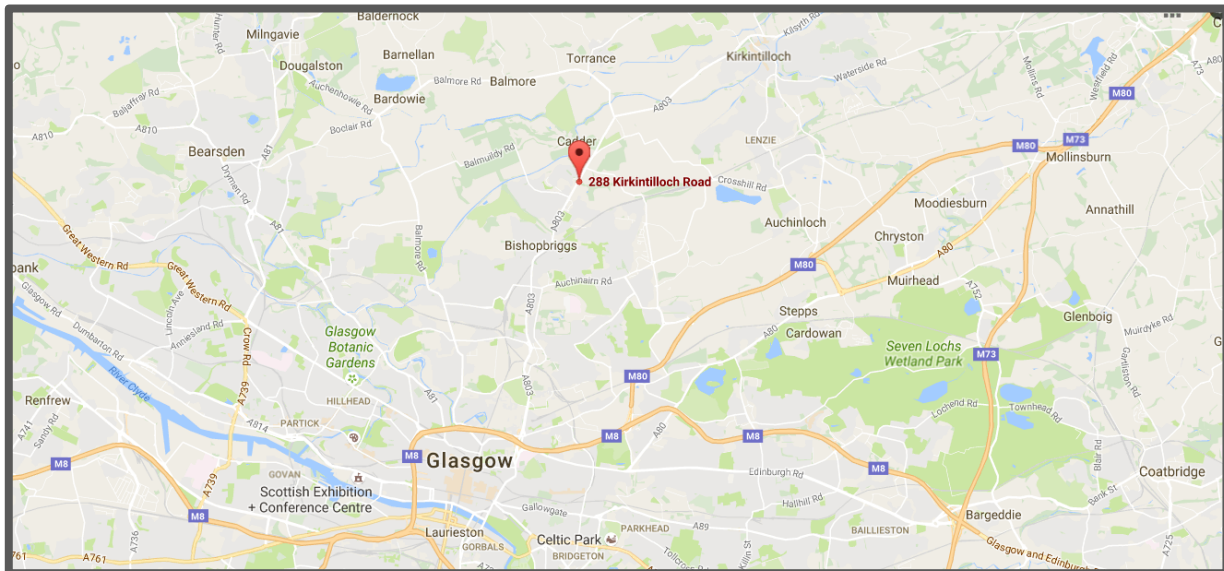
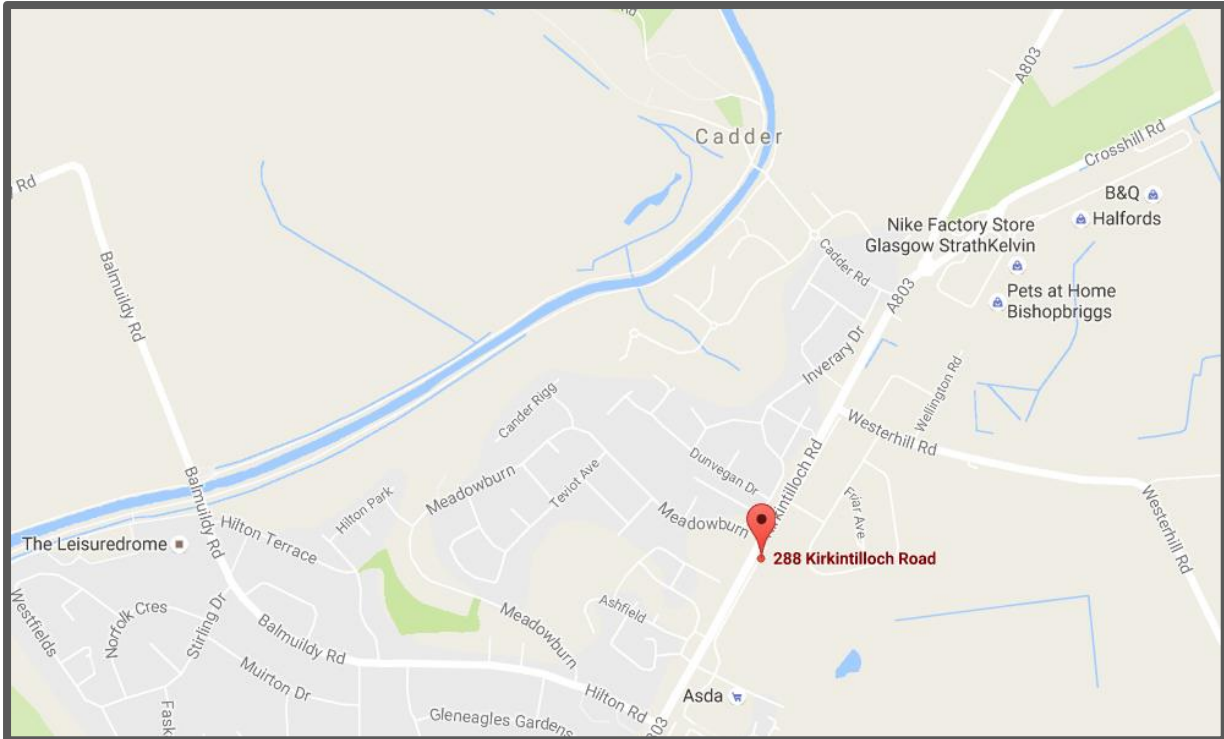
awl@reithlambert.co.uk





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288 Kirkintilloch Road, Bishopbriggs



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