

To Let

Warehouse, office & yard

**385 Aikenhead Road,
Glasgow, G42 0QG**



Location

The property is located in a prominent position at the junction of Aikenhead Road and Calder Street, a short distance to the south of Glasgow City Centre. Junction 1A of the M74 motorway is located in close proximity providing easy access to the National motorway network.

Description

The subjects comprise a modern two story building of brick construction under a pitched roof. Rear elevations have been clad in metal profile sheeting and access to the rear warehousing is via a roller shutter entry door. The premises benefit from a large yard space accessed directly from Aikenhead Road

Accommodation

We have measured the property in accordance with the RICS code of measuring practice 6th Edition and have calculated the following approximate areas:-

Floor	Sq Ft	Sq M
Ground Workshop	3,999	371.61
Ground Offices	4,970	461.90
First Floor Workshop	6,435	598.07
Mezzanine Floor	511.85	47.57
Total	15,915.85	1479.15

Rental

Rental Offers on application.

Rates

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

Rateable Value	£82,000	(April 2023 Draft Value)
Commercial Rate Pounding	£0.498	

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, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT. The property is not elected for VAT and VAT may not be chargeable dependant on use.

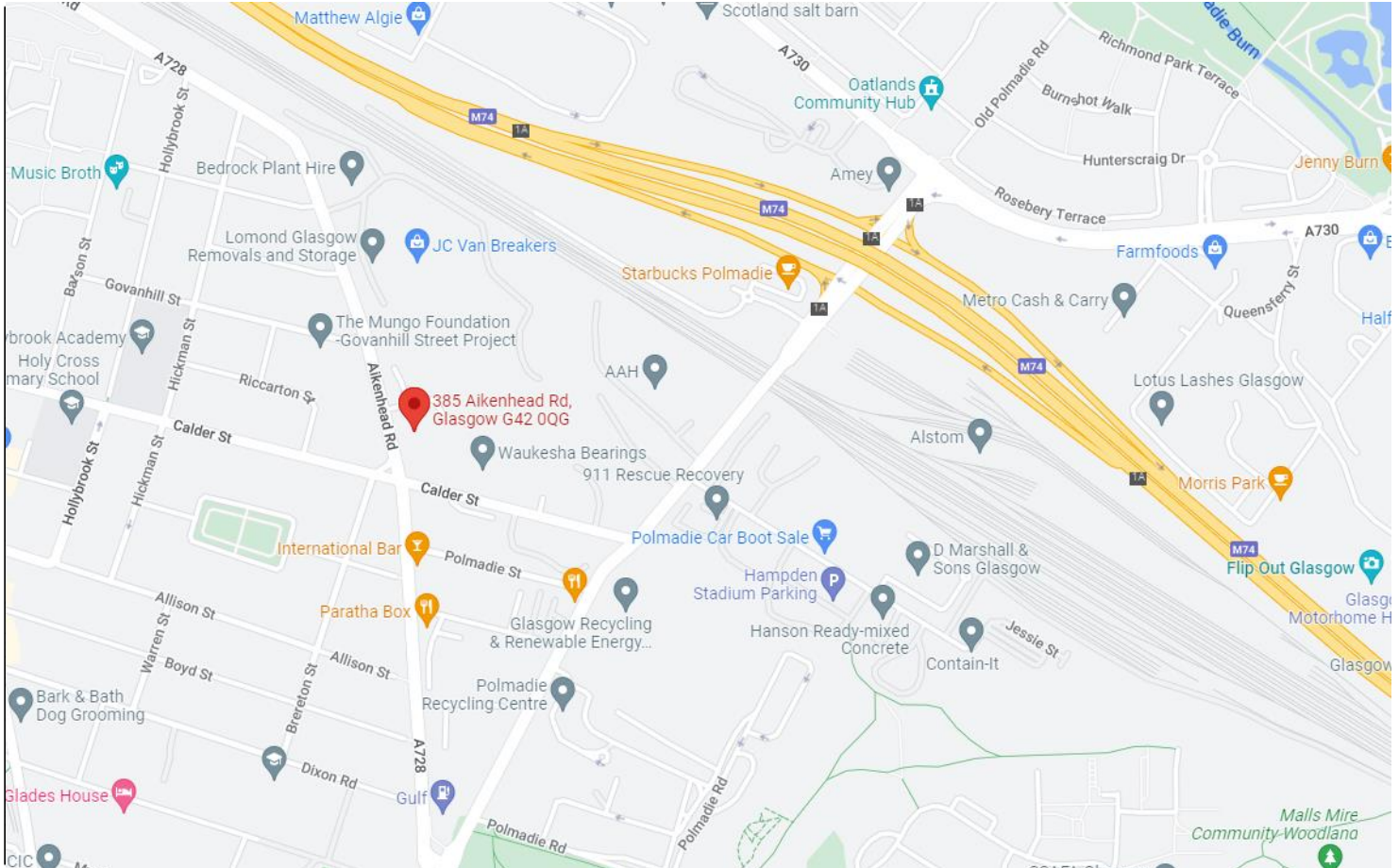
Viewing

Strictly by appointment via the sole agent:-

Drew Lambert

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MISDESCRIPTIONS: Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors.