



133 Helen Street, Glasgow, G51 3HD

- Refurbished Industrial Warehouse Unit.
- Unit extends to circa 407.93 Sq. M (4,390 Sq. ft.).
- Situated in an established Industrial Location
- M8 Motorway (J24) easily accessible off Helen Street
- Offers in the region of £18,000 p.a. invited



LOCATION

The subject property is situated on the east side of Helen Street, close to its junction with Loanbank Quadrant, a short distance north of Edmiston Drive. The surrounding area is a well-established industrial location with a wide range of local, regional and national occupiers present. Access to the motorway network is available at junction 24 of the M8, a short distance to the south.

DESCRIPTION

The subject property comprises a steel portal frame shed with a brick infill and clad in profiled metal sheeting.

Access is provided via a steel roller shutter and the floor is constructed from poured concrete which has been painted to a finish. The roof is clad in a similar material and interspersed with translucent roof panels.

The unit benefits from access to a shared, secured yard.

ACCOMMODATION

We calculate that the property extends to the following approximate Gross Internal Areas in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor:
407.93 Sq. M (4,390 Sq. ft.).

TERMS

The subjects are offered on new Full Repairing and Insuring Terms for a period to be agreed.

RENT

Offers of in the region of £18,000 are invited.

RATEABLE VALUE

We understand the subjects entered in the current Valuation Roll at a Rateable Value of £6,299.



EPC

Available upon request.

V.A.T.

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through:
Graham and Sibbald
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing contact:



Innes Flockhart
Surveyor
innes.flockhart@g-s.co.uk
07803 896939



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Surveyor
ryan.farrelly@g-s.co.uk
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