

TO LET

Industrial Unit

Woodilee Industrial Estate,
Woodilee Road,
Kirkintilloch,
G66 3UU

- Unit : 4,661 sq ft (433 sq m)
- Single Storey Warehouse
- Close to Glasgow City Centre
- Secure Yard Area
- Office Accommodation
- Recently Redecorated



Description

The property comprises a single storey warehouse with adjoining service yard area. The unit is of steel portal frame construction and brickwork infill under a pitched roof incorporating roof lights. There is a solid concrete floor throughout and electrics have recently been upgraded and certified.

There is a single storey office with ancillary toilets and tea prep facility within the property. The office accommodation is flexible with reception and individual office/boardrooms. This leads to an open plan area which can be utilised or removed to create more useable warehouse space.

The internal eaves height is 6.3m (Apex) and the roller shutter is 4.48m x 3.2m. The warehouse benefits from a gas blower heater and is served by a single roller shutter door. There is a tarmac surfaced yard area to the front of the property with car parking. The yard is enclosed by a steel palisade fence.

Location

Kirkintilloch is approximately 8 miles north east of Glasgow City Centre and within East Dunbartonshire.

The subjects are located on Woodilee Road, within the popular Woodilee Industrial Estate and accessed via Junction 3 of the M80 motorway then along the A806.

The surrounding area is mainly industrial, however the area has recently benefitted from several new residential developments.



Lease Term & Rent

The unit is available on a new Full Repairing & Insuring (FRI) terms, to be mutually agreed between the parties.

Rating

The property is entered into the current Valuation Roll as follows:

NAV/RV: £15,000

EPC

Sight of the Energy Performance Certificate (EPC) can be made available on request.

Legal Costs

Each party will be responsible for their own legal costs, however in the normal manor, the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

For further information please contact:

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