

# TO LET

## Industrial Unit

5 Rigby Street, Glasgow, G32 6DS



- Total Gross internal Area: 1,158.77 sq m (12,473 sq ft)
- Unit sizes from 375.60 sq m (4,043 sq ft)
- Close proximity to motorway network
- Popular industrial location
- Yard space available
- **Rental on application**

### VIEWING & FURTHER INFORMATION:

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### LOCATION

The subjects are located within the east end of Glasgow approximately 5 miles from Glasgow city centre. The subjects are located off Shettleston Road A89, which carries a high volume of daily passing traffic and which connects to the M74 network as well as the M8 motorway. The site-plan overleaf shows the approximate boundaries of the site.

Surrounding occupiers include a mix of commercial operators such as Dalton Scrap, Kangaroo Self Storage as well as residential dwellings.

### DESCRIPTION/ACCOMMODATION

The subjects comprise a large industrial unit which has been split to accommodate two units. **Unit 1** is approximately 8,430 sq ft. This unit benefits from a large open plan industrial space with interconnecting

office space built within the industrial unit, as well as a prefabricated office pod. Unit 2 is located towards the rear of the site and is approximately 4,043 sq ft in size.

The units will suit a variety of industrial occupiers. The units benefit from a high degree of natural daylight by means of translucent roof sections.

Each unit benefits from roller shutter door access. As well as an allocated yard space.

### FLOOR AREAS/RENT

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend to the following Approximate Gross Internal Area:

**Unit 1 8420 sq ft Annual Rent £35,000 PAX**

**Unit 2 4043 sq ft Annual rent £16,000 PAX**



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### RATING

The premises are entered in the current Valuation Roll with a rateable value of £16,600 Unit 1 and £7300 Unit 2.

### PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

### EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

Each party responsible for their own legal costs.

### VIEWING

For further information or viewing arrangements please contact the sole agents:

A: Shepherd Chartered Surveyors  
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**Publication date: March 2019**