



TO LET

OFFICE

Unit 1 Woodilee Industrial Estate,
5 Woodilee Road, Glasgow, G66 3UU

First floor office accommodation.

Secure yard to the side of the property (2,570 sq.ft.).

Located close to the M80 and M73 motorways.

Net internal area 315.27 sq.m (3,390 sq.ft.)

Recently refurbished.

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

LOCATION

Kirkintilloch is approximately 8 miles north east of Glasgow city centre and is situated within East Dunbartonshire.

The subjects themselves are located within the established traditional industrial area, Woodilee Industrial Estate, on Woodilee Road, to the south of Kirkintilloch and east of Lenzie.

The property benefits from good road links within the local area, whilst Junction 3 of the M80 motorway lies approximately 2 miles to the south.

The surrounding occupiers include Woodilee MOT Centre, PW Hall and Premier Sheds and Fencing.

DESCRIPTION

The property comprises office space within an industrial building, with a secure yard/car parking area located to the side of the property.

Internally, the property provides compartmentalised office accommodation together with toilet and kitchen facilities.

ACCOMMODATION

According to measurements taken at the time of our internal inspection, we calculate the unit to extend to a Net Internal area of 315.27 sq.m (3,390 sq.ft.) approximately.

RATEABLE VALUE

The subjects are shown in the Valuation Roll with the Rateable Value of £14,300.

Subject to qualification, the subjects should qualify for 100% rates relief through the Small Business Bonus Scheme.

LEASE TERMS

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

Our client's preference is for a minimum of 5 year lease duration, subject to standard full repairing and insuring terms.

ENERGY PERFORMANCE

Site of the Energy Performance Certificate (EPC) for the subjects can be made available upon request.

VAT

Please note that the property is elected for VAT.

DATE OF ENTRY

By mutual agreement.

VIEWING AND FURTHER INFORMATION

Strictly by contacting the sole letting agents:-

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