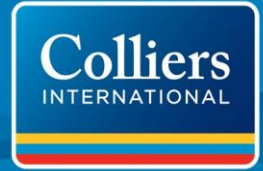


TO LET

INDUSTRIAL/WORKSHOP UNIT



North Wallace Street, Townhead, Glasgow G4 0DT

- Edge of city centre location
- Easy access to Junctions 15 & 16 of the M8
- Secure private yard

8,127 sq ft (755.07 sq m)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

Colin McManus
Logistics & Industrial
+44 141 226 1035
Colin.McManus@colliers.com

Property Ref: **24468**

Colliers International
2 West Regent Street
Glasgow
G2 1RW
+44 141 226 1000

www.colliers.com/uk/industrial

North Wallace Street, Townhead, Glasgow G4 0DT



LOCATION

North Wallace Street is located in the Townhead area of Glasgow, on the northern fringe of the city centre. The area is well served by public transport, with Queen Street train station 0.6 miles to the south and Buchanan bus station 0.4 miles to the south.

Access to the motorway network is located 0.5 miles at Junctions 15 and 16 of the M8 motorway.

DESCRIPTION

The property comprises a steel frame industrial building with single storey offices and associated yard, benefitting from the following salient features:

Workshop

- Painted concrete floor
- 2 No. electric powered vehicle access doors
- Strip fluorescent lighting
- Gas fired warm air blower
- Minimum clear eaves height of 5m

Offices/Staff Welfare

- Cellular office layout
- Kitchen area
- Male, Female and accessible WCs
- Timber floored mezzanine area above (excluded from Gross Internal Area)

External

- Parking and loading area to the front elevation
- Secured by steel palisade perimeter fence
- On-street metered parking.

ACCOMMODATION

The Property extends to the following approximate gross internal floor areas:

Workshop	7,444 sq ft	(691.57 sq m)
Offices/WCs	683 sq ft	(63.50 sq m)
TOTAL	8,127 sq ft	(744.07 sq m)

RATEABLE VALUE

The property is entered in the current Valuation Roll at a Rateable Value of £34,750.

LEASE TERMS

There is an existing lease until April 2022 available for sub-lease or assignation at a passing rent of £57,000 per annum exclusive of VAT.

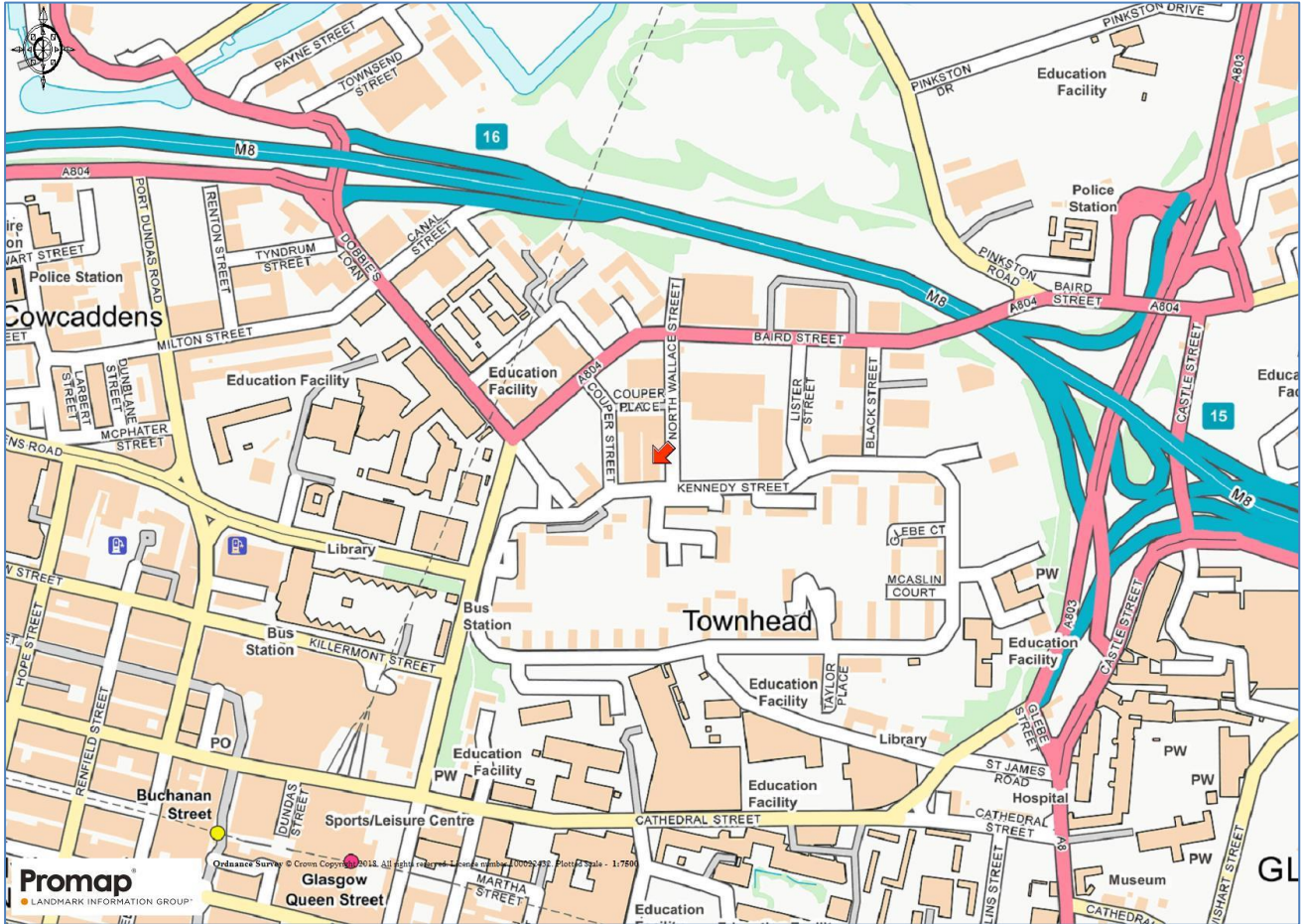
LEGAL COSTS

Each party to bear their own legal fees in respect of any transaction. Any Landlord costs will be equally split between the Tenant and Sub-Tenant/Assignee. The incoming tenant shall be responsible for all costs associated Land and Building Transaction Tax and VAT thereon.

VAT

We can confirm that VAT will be payable on the rental.

North Wallace Street, Townhead, Glasgow G4 0DT



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

20/11/2018

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

