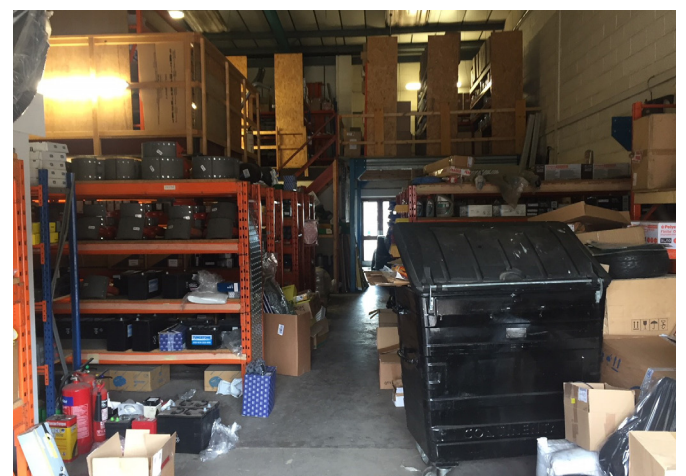


# Light Industrial Unit To Let

## Unit 7, Port Dundas Trading Estate

North Canal Bank Street, Glasgow, G4 9XP

1,961 sq ft (182.17 sq m)



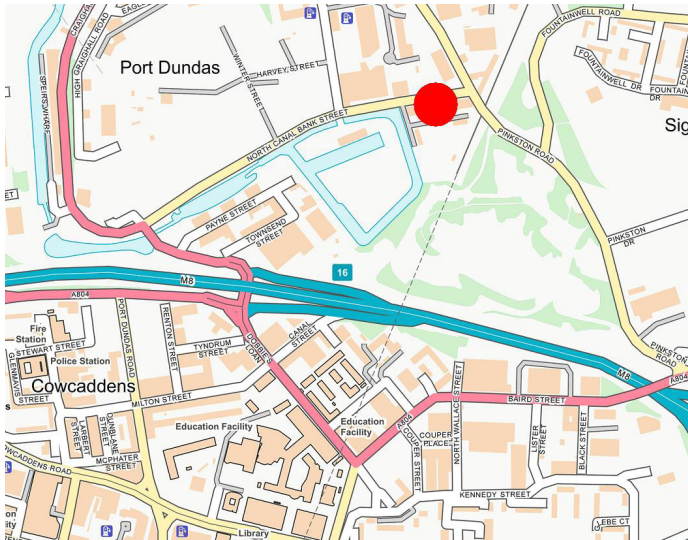
- 1,961 sq ft (182.17 sq m) of industrial, office and ancillary
- Within 1 mile of Glasgow's City Centre
- Good connectivity to J16 of M8
- Rarely available industrial unit in well performing estate
- Communal yard and parking

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## Location

The premises are located on North Canal Bank Street in the Port Dundas area of Glasgow, north of the M8. Port Dundas Trading Estate offers superb connectivity with J16 of the M8 situated 0.6 miles to the south.

The location benefits from good public transport links with multiple bus routes operating nearby offering services to the city centre and Queen Street station is situated 1 mile to the south west. The Trading Estate benefits from good local amenity being in close proximity to both Glasgow's City Centre and Glasgow Fort, which boast a number of restaurant and retail operators.

Port Dundas Trading Estate is home to a number of companies, including Eagle Couriers, Taco UK and Systemair.

## Description

Port Dundas Trading Estate forms a single terraced industrial estate in the Port Dundas area of Glasgow, just north of Glasgow's city centre. Unit 7 comprises a mid-terraced light industrial unit with pedestrian access to the front and both pedestrian and vehicular access via roller shutter door to the rear. The unit is of a steel frame construction under a pitched roof with walls clad in profiled metal sheeting and brickwork. The floor is concrete and there is a communal yard with associated car parking at the rear of the unit.

There are two small office areas within the unit with additional ancillary storage space, kitchen and WCs provided.

## Accommodation

We have measured the unit on a gross internal basis in conjunction with the 6th edition of the RICS Code of Measurement and we calculate that Unit 7 extends to 1,961 sq ft (182.17 sq m).

## Energy Performance

EPC rating E.

## Rateable Value

The subjects have a rateable value of £13,200 making it applicable for 100% Small Business Rates Relief for businesses who qualify. In the normal manner the tenant will be responsible for the payment of any business rates applicable.

## Asking Terms

Rent and lease terms are available on application.

## VAT

VAT will be payable on the rent and other charges.

## Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

## Viewing & Further Information

Strictly by prior arrangement only with Savills (UK) Limited.

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