

TO LET



SHAWFIELD TRADE & RETAIL PARK

Glasgow, G73 1DB

- Highly prominent roadside unit
- Fronting busy A730
- Adjacent to J1A (Polmadie) M74
- Self-contained yard
- Eaves height 5.5m, 6.9m at roof apex
- Extending to Gross Internal Area of 6,955 sq. ft. (646.14 sq. m.)
- Rental - £52,250 per annum (£7.50 per sq. ft.)

LEASE TERMS

The subject are available on a new Full Repairing & Insuring lease for a term to be agreed.

Rental offers of

£52,250 (£7.50 per sq. ft.)
invited.

RATING ASSESSMENT

The premises are currently entered into the current Valuation Roll with a

Rateable Value
of £56,500.

USE CLASS

Permitted Use Classes
4, 5 & 6.

VAT

All prices quoted are exclusive of VAT where applicable. For the avoidance of doubt, VAT will be applied to the rental.

LEGAL COSTS

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.

overhead image

LOCATION

The property is situated in the Shawfield area of the city, close to Rutherglen, approximately 2 miles south east of Glasgow City Centre. The property is well located for access to the motorway network with junction 1A (Polmadie) being situated approximately 0.5 miles to the west of the property.

DESCRIPTION

The subjects comprise a stand-alone open plan warehouse with two-storey office accommodation and benefiting from electric roller shutter door, private yard and parking facilities. The estate is fenced and gated with landlords CCTV system in place.

ACCOMMODATION

Warehouse	4,949 sq ft	459.76 m ²
GF offices	1,003 sq ft	93.19 m ²
1st Fl Offices	1,003 sq ft	93.19 m ²
Total approx. GIA:	6,955 sq ft	646.14 m ²



VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents:

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