



TO LET

INDUSTRIAL

Unit 9 Woodilee Industrial Estate
14 Woodilee Road, Glasgow, G66 3UU

Mid terrace industrial property.

Secure yard to the front of the property.

Located close to the M80 and M73 motorways.

Clear eaves height of 3.78m

Gross internal area 881.7 sq.m. (9,490 sq.ft.)

Rental offers in excess of £35,000 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 popular Woodilee Industrial Estate, on Woodilee Road. The property is closely located to junction 3 of the M8 motorway providing ease of access to both the east and the west.

The surrounding area is predominantly industrial however there are a number of residential developments located close by.

DESCRIPTION

The property comprises a mid-terraced industrial property with an additional secure yard space located to the front. The unit is of steel portal frame construction and brickwork infill under a pitched roof which incorporates translucent roof panels. The internal eaves height is 3.78m.

Vehicular access to the unit is via a roller shutter door set in the front elevation. The secure yard to the front of the property is bound by palisade fencing with tarmac surfacing.

The office accommodation is provided to the front of the unit, with independent pedestrian access provided.

ACCOMMODATION

According to measurements taken at the time of our internal inspection, we calculate the unit to extend to a Gross Internal area of:

Industrial:-	804.72 sq.m	8662sqft
Office:-	76.98 sq.m	828 sqft
Total:-	881.7 sq.m	9,490 sq.ft

Yard:-	592.8 sq.m	6,381 sq.ft
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RATEABLE VALUE

The subjects are shown in the Valuation Roll with the Rateable Value of £18,600.

LEASE TERMS

Rental offers in excess of £35,000 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:-

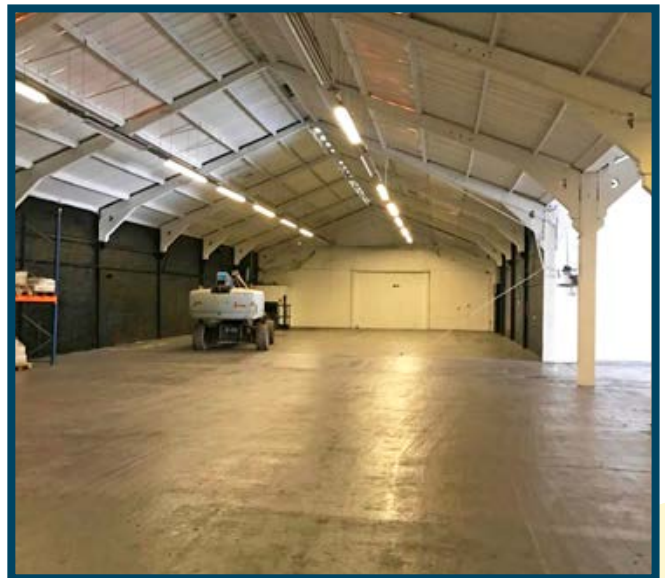
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