



ST ANDREWS

INDUSTRIAL ESTATE

TO LET



RECENTLY
REFURBISHED
INCLUDING OVERCLAD ROOF

MODERN INDUSTRIAL UNITS

St Andrews Industrial Estate Devon Place Glasgow, G41 1RD

- Subject to availability, from 5,301 to 11,171 sq ft (492 to 1,038 sq m) GIA
- Close to the M8 motorway / Kingston Bridge & the M74 (J1 & J1a)
- Easy / quick access to the city centre
- Existing occupiers include Newey & Eyre, Ross Electrical and James Kidd
- Unit 1A now leased to Apple Pharmacy





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ACCOMMODATION

A schedule of availability, including information on floor areas, accompanies this brochure.

AVAILABILITY & OCCUPATIONAL COSTS

The units are available to lease on full repairing and insuring terms for periods to be agreed and the accompanying schedule also provides information on rent and other occupation costs.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LOCAL AUTHORITY RATES

Details of the properties' Rateable Values are included on the availability schedule and interested parties should make their own enquiries with the local Assessor. Further information is available at www.saa.gov.uk or 0141 287 1111.

The payment of property rates and water and sewerage rates is the responsibility of the tenant(s).

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction, with the ingoing tenant(s) responsible for Registration fees and any Land & Buildings Transaction Tax.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.



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LOCATION

St Andrews Industrial Estate is located on the south-side of Glasgow between the Laurieston and Eglinton Toll districts of the city and comprises of nine units, extending to approximately 70,000 sq ft (6,503 sq m).

The estate lies only 2 miles from the city centre and with easy access to and from both the M8 (less than 1 mile) and M74 (1½ miles) motorways. From the motorways, St Andrews Industrial Estate is accessed via Eglinton Street (A77), taking a left onto Devon Street before crossing Pollokshaws Road into Devon Place. The properties form part of a terrace with 1 Devon Place lying at the end of the terrace at the entrance to the estate.

DESCRIPTION

The available accommodation comprises two adjacent industrial units. At present, these are self-contained within the terrace but openings could easily be formed in the party walls to create inter-connecting units.

Both units provides shell accommodation, a clear internal height of approximately 16 ft (4.86 m), WC facilities in a front corner of the space, three-phase electricity supply, a larger roller shutter loading door and separate pedestrian access door.

A tenant could fit-out to provide office accommodation as required.

UNIT 1A, 1 DEVON PLACE (5,764 sq ft) - LEASED TO APPLE PHARMACY





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UNIT 1B, 3 DEVON PLACE (5,870 SQ FT) - AVAILABLE



UNIT 1B NORTH, 5 DEVON PLACE (5,301 SQ FT) - AVAILABLE



VIEWING

For viewings or further information, please contact:



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