

To Let

Units 1 & 2
162 Glenpark Street
Glasgow
G31 1PG

- 15,764 sq. ft.
- Newly constructed industrial property of high standard
- Available on sub-lease or assignment
- Within established industrial location
- Excellent access by road and public transport



Location

The property is located on Glenpark Street approximately 3 miles east of the city centre, and within the Glasgow City council district.

The Forge Retail Park is located less than 1 mile south of the subjects housing well known occupiers such as Tesco, B&Q, KFC and Marks & Spencer. In addition, Celtic Football Club, the Sir Chris Hoy Velodrome and the Emirates Arena are all within a 2 mile radius of the subjects.

By road Glenpark Street is easily accessible via the M8 and A804. Additionally, the area benefits from good public transport links with trains and buses running from the city centre to Duke Street and Bellgrove train stations approximately every 10 minutes.

Description

The subject property is a standalone industrial unit of steel portal frame construction with brickwork infill and roof light panels. Externally, the unit has been clad with insulated profile metal cladding. The warehouse accommodation has two roller shutter doors and two domestic door entrances providing access to Glenpark Street.

There is a staff welfare provision within the unit with small office accommodation, kitchenette and disabled WC.

The property is capable of sub-division and is available as two individual units, circa 7,882 sq ft.

Terms

Our clients have an existing lease expiring 07/09/2036. The property is therefore available on a sub-lease or assignment of the existing lease.

Rent

The passing rent is c.£67,467 rising to £69,800 in March 2020.

Floor Area

Demise	Sq. m	Sq. ft.
<u>Warehouse</u>	<u>1,464.57</u>	<u>15,764</u>

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice 6th Edition as below:

EPC

The property has an Energy Performance rating of **B** with a score of 30. A full Energy Performance Certificate (EPC) is available upon request.

VAT

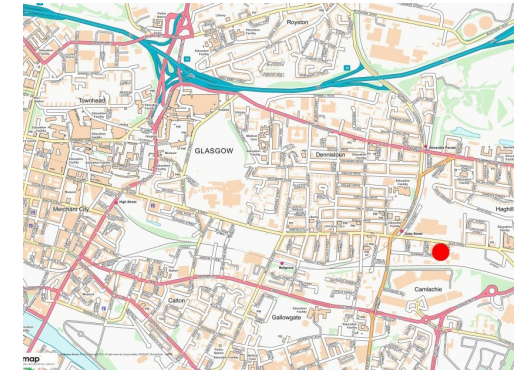
Unless otherwise stated, all figures are quoted exclusive of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Rateable Value

We understand the property has a Rateable Value of £67,500 as listed on the



For further information or an appointment please contact:

Craig Semple

Tel: 0141 305 6314

Email: craig.semple@avisonyoung.com

Kate Anderson

Tel: 0141 305 6384

Email: kate.anderson@avisonyoung.com

Avison Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

February 2019

Property ref: avisonyoung.co.uk/xxx

- (1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:
- (2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of

their correctness by inspection or otherwise.

- (4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (5) All prices quoted are exclusive of VAT.
- (6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.