

- **GIA: 199.73 sq m (2,150 sq.ft)**
- **CLOSE PROXIMITY TO CITY CENTRE**
- **POPULAR INDUSTRIAL LOCATION**
- **SHORT DRIVING DISTANCE OF JUNCTION 15 OF M8**
- **RENT: £15,600 per annum**
- **PRICE: £120,000**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within an established trading area on the east side of Hanson Street within Glasgow's East End.

More specifically, the subject property themselves form part of a small terrace of industrial units containing a mixture of local occupiers.

The ordinance extract overleaf is for identification purposes only.

DESCRIPTION

The subjects comprise a 2 storey industrial unit of brick and block construction with cladding finish to the front elevation and a lean to roof.

Access to the property is taken via a pedestrian doorway or electric roller shutter. The property extends to industrial

space at the ground floor level and office accommodation on the first floor. The ground floor includes a w/c and fire exit to the rear.

Flooring throughout the ground floor is a mix of concrete and tiled finish. Walls are painted blockwork and the ceiling is plastered with fluorescent strip lighting.

The first floor comprises 4 individual offices, kitchen prep area and w/c facilities. Flooring is carpeted throughout and the walls are plasterboard and painted. The ceiling is of suspended tile finish with LED spotlights. The office benefits from double glazed windows which provide natural daylight.

The subjects benefit from an area of off street parking/yard space immediately to the front of the units.



TO LET/MAY SELL

Light Industrial Unit



12 Hanson Street, Glasgow G31 2JW

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend as follows:

Ground Floor:	106.94 sqm	1,151 sq.ft
First Floor:	92.79 sqm	999 sq.ft
Total NIA:	199.73 sqm	(2,150 sq.ft)

SALE PRICE

Our client is seeking offers in excess of **£120,000 exclusive of VAT.**

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £12,700.

If an occupier qualifies for the Small Business Bonus Scheme they will receive 100% rates relief.

PLANNING

We understand that the property has Planning Consent for its existing use. It will be incumbent upon any purchaser/tenant to satisfy themselves in this respect.

EPC

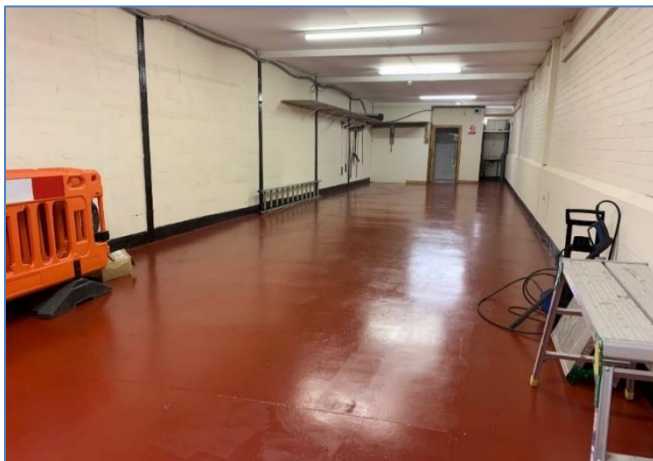
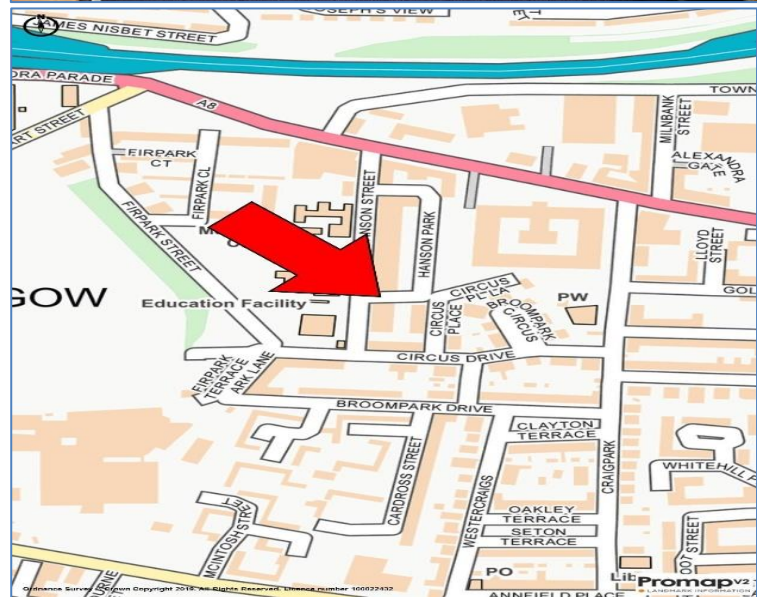
A copy of the energy performance certificate can be provided to interested parties upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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