

# KINGSTON BRIDGE TRADING ESTATE HOUSTON PLACE GLASGOW G5 8SG

## TO LET

- Glasgow's prime trading estate
- Immediate access to the M74, M8 and M77
- Close proximity to Glasgow city centre

**MONTAGU  
EVANS**

302 St. Vincent Street  
Glasgow, G2 5RU

**0141 204 2090**

**Ryden.co.uk**  
0141 204 3838

POTENTIAL FOR  
**100% RATE  
RELIEF**

(SUBJECT TO ELIGIBILITY)



**SCREWFIX**

**TOOLSTATION**

**HOWDENS**

**HSS Hire**

**arco**  
Experts in Safety

**Vp Hire Station**  
Tools for Industry, Construction & DIY

**Speedy**

**CROWN  
TRADE**

**Graham**  
The Plumbers' Merchant

**HILTI**

**EDMUNDSON  
ELECTRICAL**

**C E F**

**Dulux  
DECORATOR  
CENTRE**

**BENCHMARK**

**JOHNSTONE'S**  
Since 1879

**William Wilson**  
BATHROOM SHOWROOMS

TRADE & INDUSTRIAL UNITS FROM 1,347 - 4,430 SQ FT



# KINGSTON BRIDGE TRADING ESTATE





# KINGSTON BRIDGE TRADING ESTATE

## LOCATION

Kingston Bridge Trading Estate is Glasgow's premier trade park and is situated close to the Kingston Bridge in the Kingston area of Glasgow. The estate is highly visible from the M8 and M74 as well as Paisley Road West. An off ramp from Junction 21 of the M8 runs past the estate. Glasgow City Centre is approximately 1.5 miles to the north east.

The estate provides occupiers with a unique opportunity to locate in one of the most prominent and accessible locations in Glasgow. The ten-lane Kingston Bridge is the busiest road bridge in Europe, with a daily traffic flow of over 140,000 vehicles. The estimated average daily flow of traffic at the M8 off-ramp on Seaward Street (directly adjacent to the estate) is approximately 18,000 motor vehicles, according to the Department for Transport.



## DESCRIPTION

Kingston Bridge Trading Estate consists of numerous trade and industrial units. There are a variety of unit sizes and the current availability ranges from approximately 1,347 sq ft to 1,671 sq ft.

The units are of steel portal frame construction with brick and cladding exterior walls. The exact specification of each unit may vary however the units generally benefit from the following:

- Fully refurbished
- Vehicle access doors
- WC facilities
- Gas fired warm air blowers
- Security shutters
- 3 phase electricity supplies

Externally, the units benefit from car parking and communal service yards.







CURRENT AVAILABILITY

UNIT	GIA (SQ FT)	ANNUAL RENT	DESCRIPTION	EPC RATING	RATEABLE VALUE
3 Houston Place	LET TO CROWN PAINTS				
4 Houston Place	LET TO SAFETY LIFTING GEAR				
34 Houston Street	1,347	£12,800	Mid-terraced unit. Potential for 100% rates relief.	D	£11,300
36 Houston Street	1,525	£14,500	Fully refurbished mid-terraced unit. Potential for 100% rates relief.	D+	£10,600
38 Houston Street	LET TO MATBUILD				

\*Subject to improvement following refurbishment and / or tenant fit out.



RATEABLE VALUE

Occupiers may be eligible for full or partial rates relief under the Small Business Bonus Scheme (SBBS) if the combined rateable value of all business premises in Scotland is £35,000 or less. In 2017-18, the following reliefs are available subject to eligibility:

COMBINED RATEABLE VALUE	PERCENTAGE RELIEF
Up to £15,000	100% relief
£15,001 - £18,000	25% relief
More than one business property with combined rateable value of between £18,001 - £35,000	25% relief on each individual property with a rateable value of under £18,000



# KINGSTON BRIDGE TRADING ESTATE HOUSTON PLACE GLASGOW G5 8SG

## LEASE TERMS

The units are available to let on standard Full Repairing and Insuring lease terms.

## SERVICE CHARGE

Service charge for the common maintenance and management of the estate will apply.

## EPC

Copies of the Energy Performance Certificates are available on request.

## VAT

For the avoidance of doubt, all figures and prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred in any transaction. The ingoing tenant will be responsible for any LBTT, Registration Dues and VAT thereon.

## VIEWINGS AND FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents:

**MONTAGU  
EVANS**   
302 St. Vincent Street  
Glasgow, G2 5RU  
**0141 204 2090**

**Ryden.co.uk**  
**0141 204 3838**

**Andrew Veitch**  
andrew.veitch@montagu-evans.co.uk  
0131 229 3800

**Alan Gilkison**  
alan.gilkison@ryden.co.uk  
0141 270 3138

**Steven McDonald**  
steven.mcdonald@montagu-evans.co.uk  
0141 204 2090

**Mohammed Qamar**  
mohammed.qamar@montagu-evans.co.uk  
0141 204 2090

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991 Montagu Evans LLP / Ryden for themselves and their client give notice that: 1. The information contained in these particulars is for guidance to intending purchasers, licensees or any other third parties and they are for general information purposes only and will be used at the individual purchaser's own risk. 2. All reasonable endeavours have been taken to ensure the accuracy of information, however, there is no guarantee or warranty as to the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties). No liability will be accepted for any errors or omission, including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. No investigations of any issues concerning pollution and potential land, building, air or water contamination have been undertaken. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. June 2019.