/NDURENT

Industrial

UNIT 10 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ



UNIT 10 | 12,627 SQ FT

Industrial Unit with Office

Unit 10 Anniesland Business Park provides high quality industrial accommodation within a well established business location in north west Glasgow.
The unit will undergo refurbishment to deliver clean, functional space suitable for a range of industrial, trade counter or light manufacturing occupiers. It benefits from a 3,500 sq ft demised yard, ideal for loading, unloading or external storage. Internally, the accommodation includes office space, WC facilities and LED lighting.
Located on Netherton Road, Anniesland Business Park offers excellent connectivity, with direct access to the A82, Glasgow city centre and the M8 motorway, providing efficient links across the Central Belt.

Lease Type	New



Unit Summary

- 24 Hour Access
- Ideal Trade Counter Units
- Office Accommodation
- Secure Estate
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£70,700.00	£5.60
Rates	£39,072.00	£3.09
Maintenance Charge	£25,300.00	£2.00
Insurance	£2,525.40	£0.20
Total Cost	£137,597.40	£10.90

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

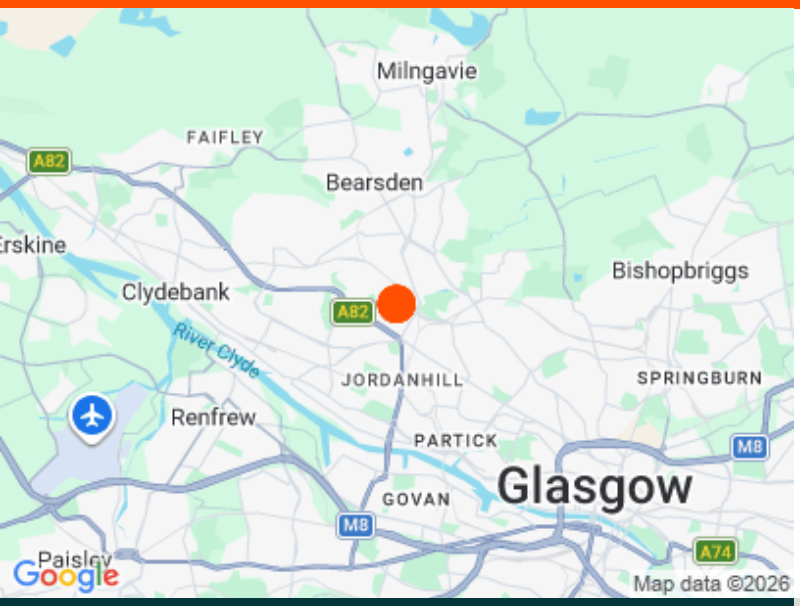
For more info please visit: unit.info/UIP0100533

+44(0) 808 169 7554

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Location

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow

Road
M8: 3 miles

Airport
Glasgow: 7 miles

Rail
Anniesland: 1 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (7)

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