/INDURENT



Industrial

12 D3 & 12 D4 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ

12 D3 & 12 D4 | 3,068 SQ FT

Industrial Unit

Unit 12D3 & 12D4 is being offered as an un-refurbished, low cost, safe and secure unit. Great for storage and warehousing. This Industrial space is spread across 2 adjoining units totalling 3068sq ft, each with male and female toilet facilities, roller shutter and small yard space.
Anniesland Business Park offers shared parking, circulation space, 24 hour gated entrance and remote CCTV. Located three miles north-west of Glasgow city centre, is a prime trade, industrial, and business location, with local occupiers including Toolstation and Screwfix.

Lease Type	New



Unit Summary

- 24 Hour Access
- On-Site Security
- Private Yard
- Roller Shutter Door
- WC Facilities
- CCTV

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,000.00	£6.19
Rates	£8,208.00	£2.68
Maintenance Charge	£6,200.00	£2.02
Insurance	£613.60	£0.20
Total Cost	£34,021.60	£11.09

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.

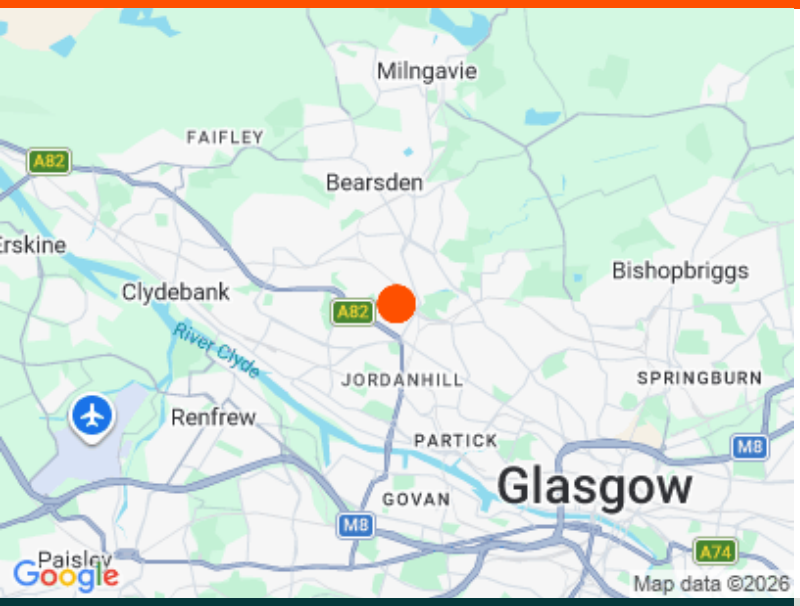
For more info please visit: unit.info/UIP0100548

+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 (5)

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Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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