/INDURENT



Industrial

UNIT 23A | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ

UNIT 23A | 1,244 SQ FT

High quality industrial unit

This end-terrace light industrial unit is located on one of Glasgow's prime industrial estates. Flexible space that is well suited to a number of uses including storage, manufacturing and general warehouse space. The unit has both a pedestrian and vehicular level access door. Annieslend Business Park offers shared parking and circulation space.
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

- Car Parking
- WC Facilities
- 24 Hour Access
- Roof Lights
- Flexible Space
- Well Maintained Estate

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,700.00	£11.82
Rates	£5,291.90	£4.25
Maintenance Charge	£2,500.00	£2.01
Insurance	£248.80	£0.20
Total Cost	£22,740.70	£18.28

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.

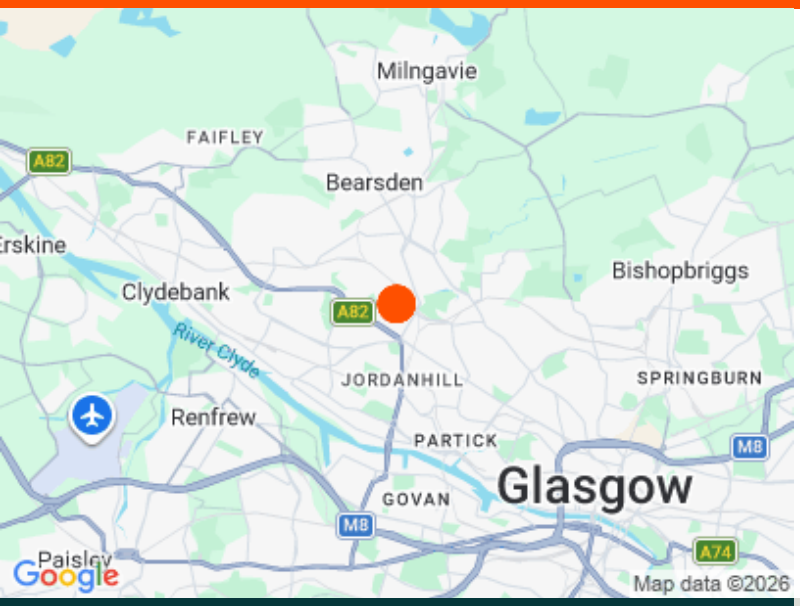
For more info please visit: unit.info/UIP0100561

+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 (6)

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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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