TO LET - INDUSTRIAL / TRADE COUNTER

NUNEATON INDUSTRIAL ESTATE

BRIDGETON, G40 3JU



KEY HIGHLIGHTS

- 1,000 to 2,000 sq ft
- Convenient location, 2 miles east of Glasgow city centre
- Available for immediate occupation
- Some units are eligible for 100% rates relief
- Well presented units situated within popular industrial estate
- Excellent M74 & M8 motorway access
- 4M Eaves

SUMMARY

Available Size	1,000 to 2,000 sq ft
Rent	£14,000 - £20,000 per annum
Business Rates	Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Service Charge	Upon Enquiry
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

Nuneaton Industrial Estate comprises 3 x industrial blocks of steel portal frame construction with generous car parking and communal yard space with 24-hour estate CCTV.

The units provide open-plan accommodation complete with WC's, 3 x phase power, gas and water.

LOCATION

Located within the popular Nuneaton Industrial Estate within the Bridgeton area of Glasgow approximately 2 miles east of the city centre.

More specially the subjects are situated on west side of Nuneaton Street at its junction with Baltic Street.

Convenient motorway access provided; Junction 2 of the M74 is approx. 1.5 miles south & Junction 14 of the M8 approximately 2 miles north.

Dalmarnock Train Station connects with Glasgow Central Station.

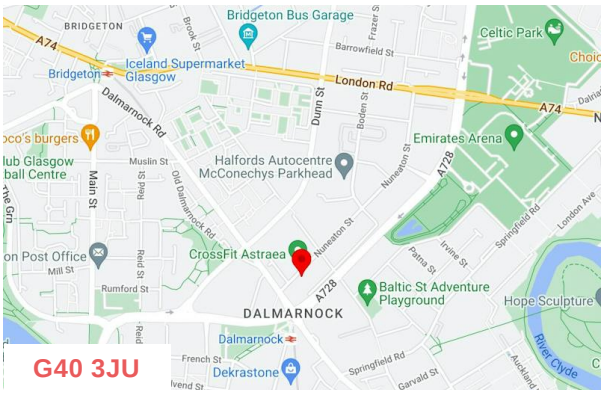
Walking distance of local eating and shopping amenities at Bridgeton as well as Tesco, McDonald and KFC at Dalmarnock.

Neighbouring occupiers include Catering World, MKM Building Supplies, Calder Millerfield, Safes International, Clearwater as well as the Emirates Stadium.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3 Block 2	2,000	185.81	£20,000 /annum	Available
Unit - 6, Block 3	1,000	92.90	£14,000 /annum	Under Offer







VIEWING & FURTHER INFORMATION

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