

End-Terrace Industrial Unit

Unit 70, Carntyne Industrial Estate, 70 Camelon Street, Glasgow G32 6AF



TO LET



Unit 70
Carntyne Industrial Estate
70 Camelon Street
Glasgow
G32 6AF

- 4,974 sq ft
- End terrace refurbished industrial unit
- 3.65m minimum clear eaves height
- Pedestrian access to the front. Secure yard and vehicle access to the rear
- The unit has recently installed good quality offices of 1,343 sq ft
- LED lighting
- Modern fitted kitchen in canteen/break room

Colin McManus
Associate Director | Industrial & Logistics
0141 226 1035
07795 613 227
Colin.McManus@colliers.com
[Colliers.com/uk/industrial](https://colliers.com/uk/industrial)

End-Terrace Industrial Unit

Unit 70, Carntyne Industrial Estate, Glasgow

Location

Carntyne is located in Glasgow, 4.5 miles east of Glasgow city centre. It is situated to the south of junctions 11& 12 of the M8 motorway and to the north of junction 2a of the M74 motorway.

Carntyne Industrial Estate is adjacent to Carntyne train station and various bus services are available on nearby Shettleston Road.

Area

The Gross Internal Area of the unit is:

Warehouse	3,631 sq ft
Office	1,343 sq ft
Total	4,974 sq ft

The office content could be removed if required

Rates

The property is entered in the Valuation Roll with a Rateable Value of £28,500.

Rates payable are currently £13,708 per annum.

Rental

The property is available on Full Repairing and Insuring terms.

The rent is £39,800 per annum.

VAT

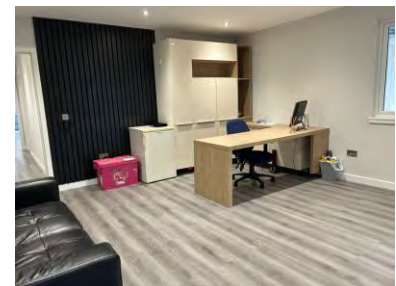
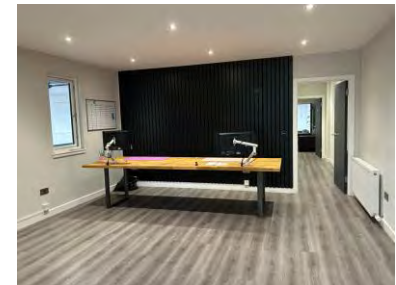
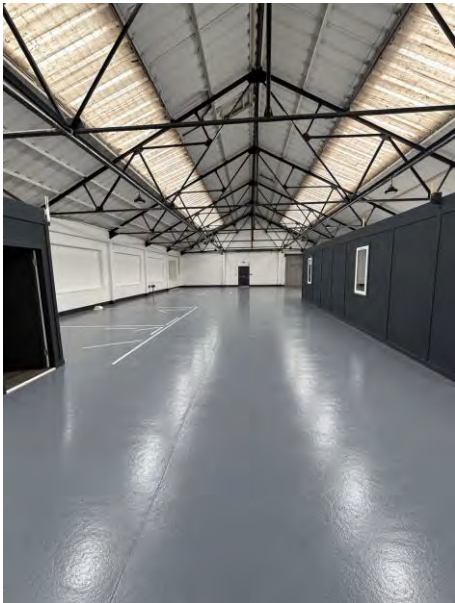
All prices, premiums, rents, etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

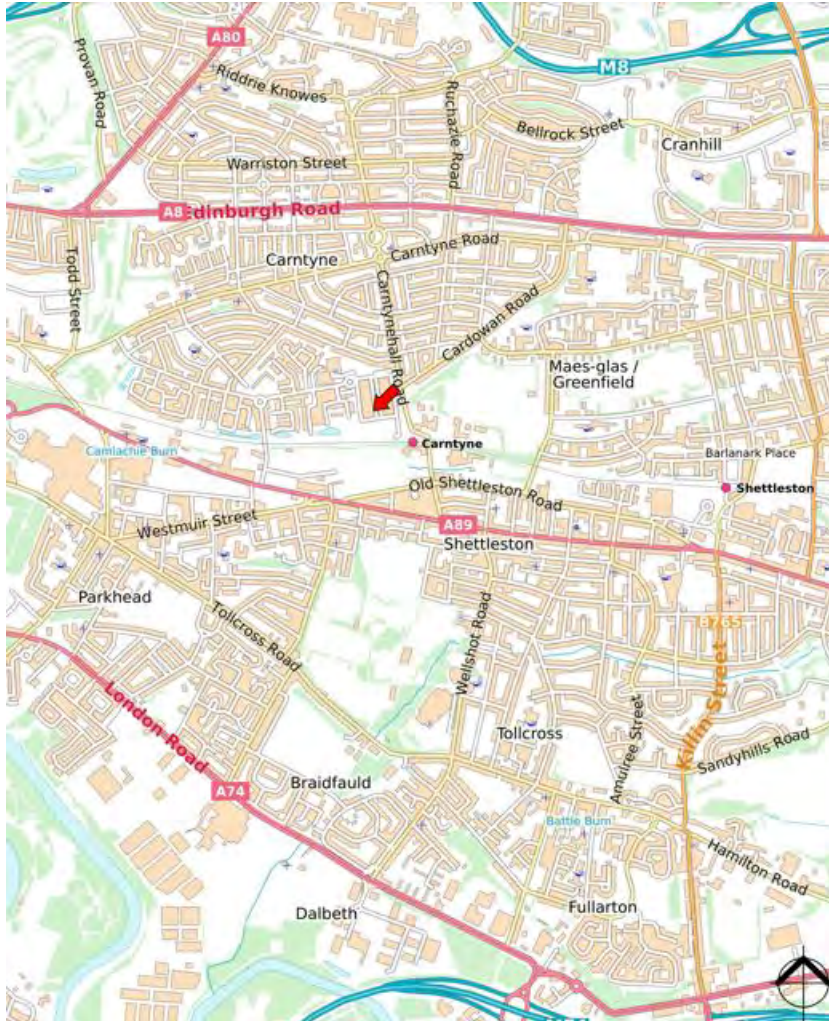
End-Terrace Industrial Unit

Unit 70, Carntyne Industrial Estate, Glasgow



End-Terrace Industrial Unit

Unit 70, Carntyne Industrial Estate, Glasgow



Viewing / Further Information

For further information or to arrange a viewing please contact:

**Colin McManus**

Associate Director |

Industrial & Logistics

+44 141 226 1035

+44 7795 613 227

Colin.McManus@colliers.com

Disclaimer

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London W1U 1FF.