Industrial Unit – To Let

CBRE

Unit A, Citylink Industrial Estate, Helen Street

Glasgow, G51 3HD

Prominent Unit – Refurbished to a High Standard



Unit A, Citylink Industrial Estate, Glasgow

To Let



EXCELLENTLY SITUATED TO MOTORWAY NETWORK

Citylink Industrial Estate is located within the Govan area of Glasgow, situated on the southern bank of the River Clyde. The area benefits from excellent connectivity to Glasgow City Centre and the national motorway network, situated near Junction 23 & 24 of the M8 motorway. The estate is prominently located on the east side of Helen Street and is conveniently located to Govan Subway and bus depot. Govan is one of Glasgow's primary industrial locations, with nearby occupiers including Howdens, Jewsons, CCF and National Grid.

5,001
Square Feet

2
Minutes to M8

3
Miles to Glasgow City Centre

Unit A, Citylink Industrial Estate, Glasgow

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Summary

Citylink Industrial estate comprises a modern industrial estate with 10 warehouse units arranged across 2 terraces and communal yard. The property is of steel portal frame construction and a combination of profile metal cladding panels and brick/blockwork external masonry walls. Roofing comprises of profile metal cladding panels and roof lights and solar PV, with a minimum eaves height of 6.00m rising to a maximum height of 6.60m. The unit has an electric roller shutter access door and separate pedestrian entrance door. Unit A has LED lighting, double glazed windows and has been fitted with toilet facilities. The property enjoys a prominent location on the estate providing the opportunity for excellent brand exposure onto Helen Street across the front and side elevations.

Specification

- Extensively refurbished including New PV Roof Panels
- End-terraced Unit
- Steel portal frame
- Profile metal cladding and brick/block external walls
- Pitched profile metal clad roof
- Minimum 6m eaves height rising to 6.6m
- 1x Electric roller shutter access
- Toilet facilities
- Shared Yard
- Dedicated car parking spaces
- EPC 'A'



Accommodation

The building has been measured in accordance with the RICS guidelines with approximate areas as follows:

Unit A, Block 1	GIA (SQ M)	GIA (SF FT)
Warehouse	464.6	5,001
Total (GIA)	**464.6**	**5,001**



Disposal Terms

The property is available on the basis of a new Full Repairing and Insuring lease.

Rent

On application

Rateable Value

We have been informed that the property is assessed for rating purposes with an RV of £31,000.

VAT

All prices, rents, premiums 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, with the in going tenant liable for any Land and Building Transaction Tax or Registration Fees.

Anti-Money Laundering / KYC

In order to comply with Anti-Money Laundering legislation, the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.





Contact Us

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