

AVAILABLE NOW!

NEW HIGH QUALITY INDUSTRIAL UNIT

9 ARROL ROAD, GLASGOW G40 3DQ

TO LET

7,513 SQ FT (MAY SUB-DIVIDE)

**YEAR 1
100% RATES
FREE***



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LOCATION

The property is in an excellent location in East Glasgow, in the Glasgow City Council local authority area. The area benefitted from significant regeneration for the Glasgow 2014 Commonwealth Games, including major improvements to the road and rail provisions in the area, and the Emirates Arena and Sir Chris Hoy Velodrome was developed to host cycling, athletics, gymnastics and basketball events.

The location benefits from easy access to Junction 14 of the M8 and Junction 1A of the M74 motorways. The area is also only 2.5 miles east of Glasgow City Centre. Arrol Road is located within an established industrial area.

Occupiers in the immediate area include MKM Timber, Graham Plumbers Merchant, Burnt Tree Vehicle Rental and Glasgow Taxis.

DESCRIPTION

The property comprises a new, high quality steel portal frame industrial building with profile metal clad elevations and roof and benefits from the following salient features:

- 2 electrical roller shutter doors (W: 3.9m, H:5m)
- Secure shared yard to front
- Separate dedicated parking to side
- Built to shell specification allowing for bespoke tenant fit-out.
- 5m to underside of the haunch to the rear
- 6.6m to underside of the haunch at the front

FLOOR AREA

The property extends to a Gross Internal Area of 7,513 sq ft (698 sq m).

BUSINESS RATES

The unit will require to be assessed for Rates purposes. *As a new build unit, the tenant will benefit from 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Glasgow City Assessor's Department: 0141 287 111.

LEASE TERMS

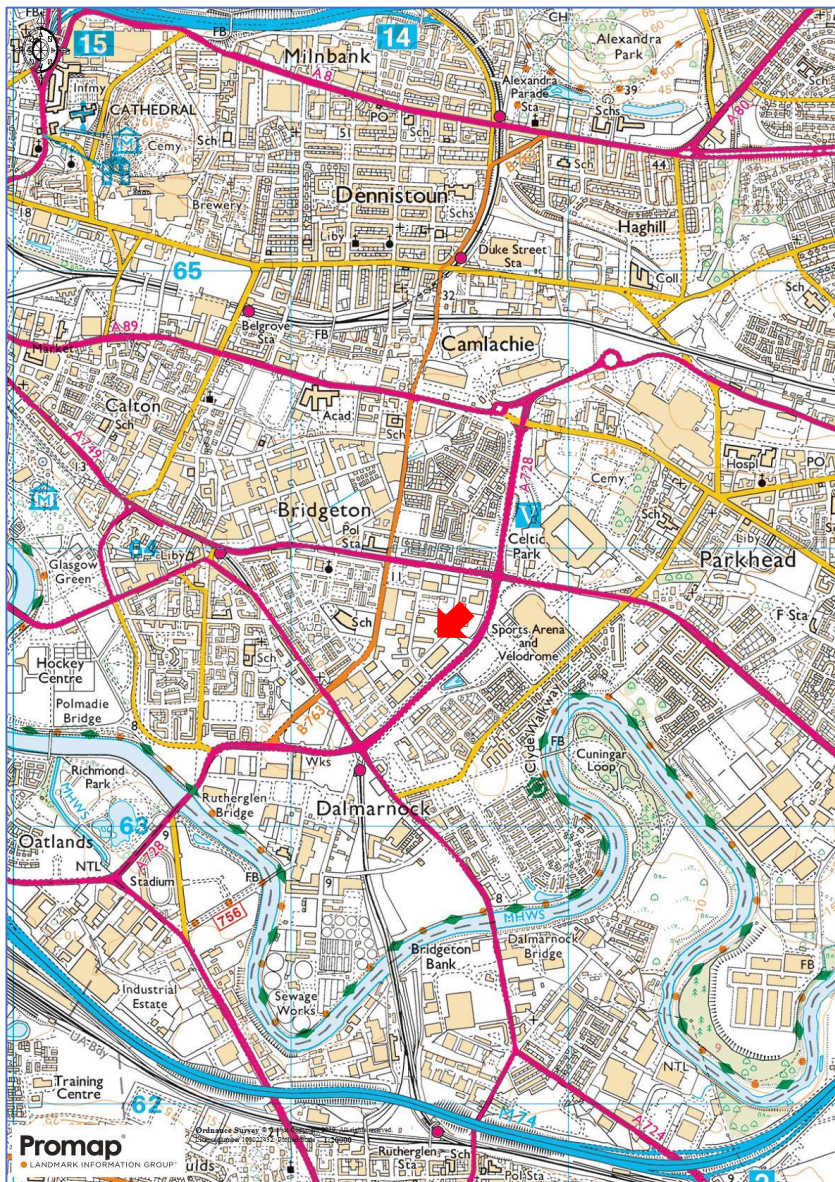
The property is available to lease on full repairing and insuring terms at a rental of **£60,104 per annum**.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

LEGAL COSTS

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



VIEWING/FURTHER INFORMATION

Viewing is strictly by appointment through joint sole agents:

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