

## MODERN INDUSTRIAL PREMISES

- > GIA: 442.27 SQ M, (4,760 SQ FT)
- > MODERN INDUSTRIAL PREMISES WITH OFFICE ACCOMMODATION
- > LOCATED WITHIN AN ESTABLISHED INDUSTRIAL AREA
- > WITHIN CLOSE PROXIMITY TO GLASGOW CITY CENTRE
- > 196 SOLAR PANELS LOCATED ON THE ROOF, PROVIDING GREEN ENERGY ELECTRICITY SUPPLY
- > RENT: OIEO: £44,000 P.A.



# TO LET

## 268 NUNEATON STREET, GLASGOW, G40 3DX

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## LOCATION

Glasgow is the largest city in Scotland and fourth largest in Britain, with a population of around 1.7 million people. The city benefits from an excellent road network that directly links with the rest of Scotland and the North of England. The subjects are situated within an established urban location with Glasgow City Centre being located a 10 minutes' drive to the west and Glasgow International Airport being located a 20 minutes' drive.

The subjects are positioned upon Nuneaton Street and are located approximately 2.2 miles east of Glasgow City Centre. The subjects are located adjacent to the Emirates Arena as well as being in close proximity to Celtic Park, strategically placed beside the A74 London Road and A728 Clyde Gateway.

Within the surrounding area, nearby occupiers include Trad UK, Dawsongroup Vans, Enterprise Flex-E-Rent and Halfords Autocentre. Dunn Street, which is located a short distance from the subjects, includes modern purpose built industrial/business units.

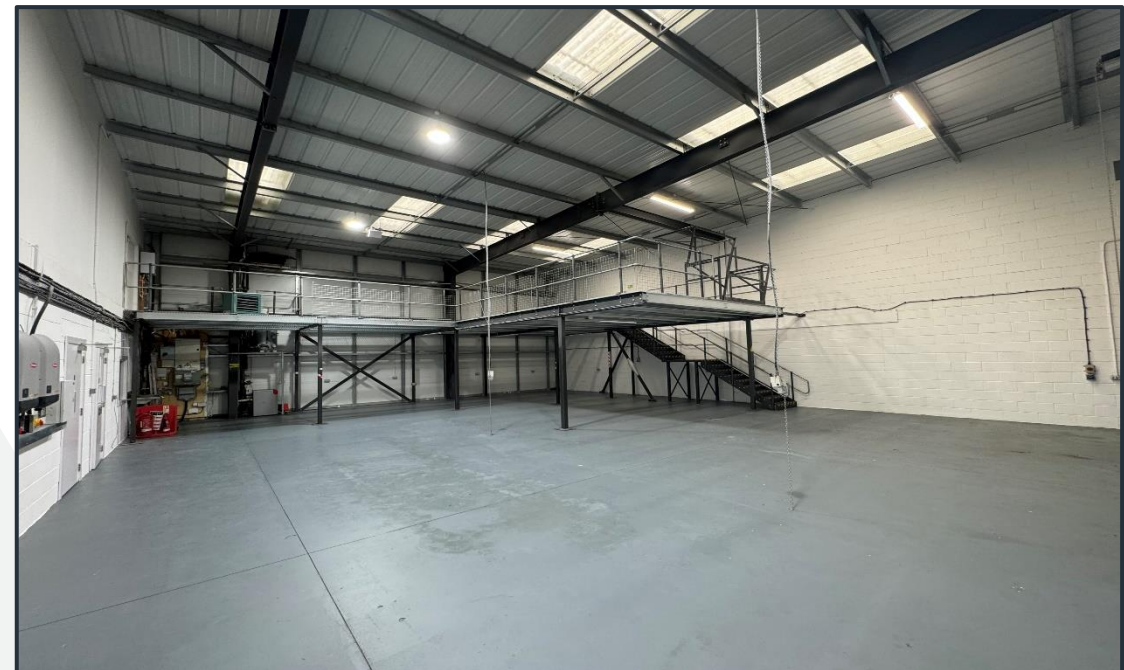
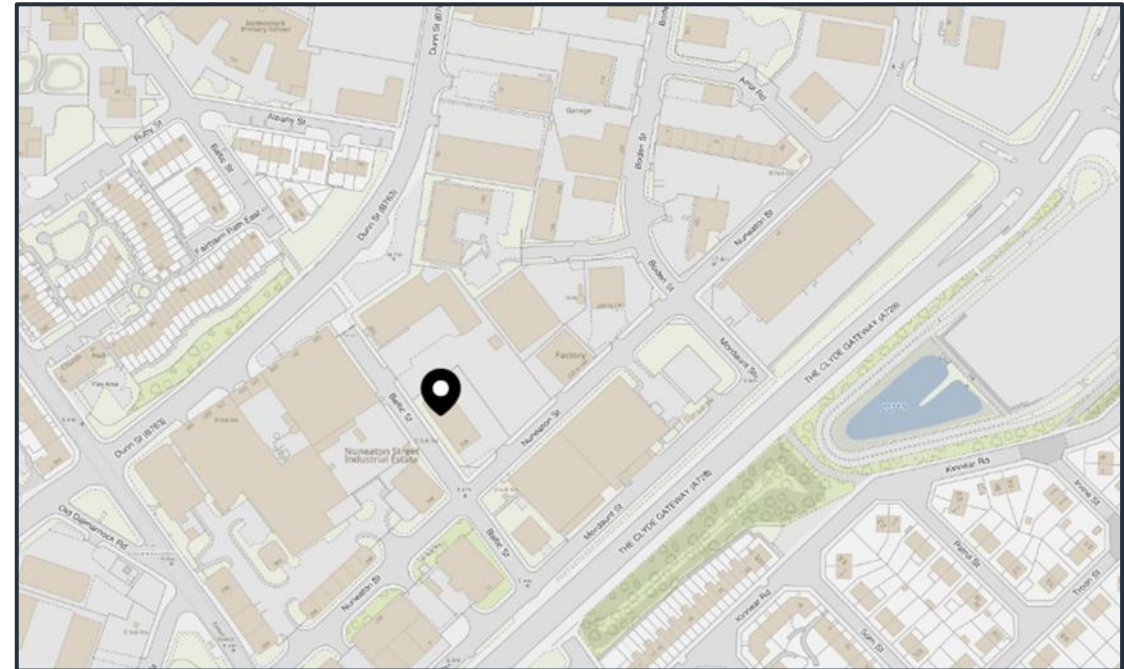
## DESCRIPTION

The subjects comprise a modern industrial premises of steel portal frame construction, incorporating office accommodation over the ground and first floors.

The warehouse accommodation is under a pitched profiled metal clad roof, benefitting from translucent roof lights throughout, with a concrete floor. The accommodation benefits from an eaves height of 5.1m in part due to the mezzanine structure that overlooks the floor area. Access is via an electrical roller shutter door and pedestrian entrance. The premises benefit from oil fired heating as well as 3 phase power supply. 196 solar panels are also located on the roof of the property providing a green energy electrical supply across the subjects.

The office accommodation has a modern finish throughout with carpet floor coverings, and benefits from a suspended ceiling incorporating LED lighting throughout.

The subjects benefit from both a cement constructed yard and dedicated car parking space which is located to the front of the building.



**RENT**

**OIEO £44,000 per annum exclusive of VAT.**

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**RATING**

The premises are entered in the current Valuation Roll with a rateable value of £42,200.

The business rate poundage for 2024/25 is £0.498 to the pound.

**PLANNING**

We understand that the property benefits from having consent in line with its previous use.

**LEGAL COSTS**

Please note that each party is responsible for their own legal costs relative to the letting.

**EPC**

A copy of the EPC certificate can be provided upon request.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**ACCOMMODATION**

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition), we calculate the Gross Internal Area to extend as follows:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor Office	160.97	1,733
Warehouse	204.68	2,203
Mezzanine	76.62	824
<b>TOTAL</b>	<b>442.27</b>	<b>4,760</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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