

TO LET

Modern Industrial Premises

GIA: 207.29 SQM (2,231 SQFT)

Benefitting from 6m Eaves

Located Within An Established Industrial Location

Within Close Proximity To Glasgow City Centre

Rent: OIEO: £22,500 P.A.



CLICK HERE FOR LOCATION!

UNIT 2, 268 NUNEATON STREET, GLASGOW, G40 3DX

CONTACT:

Calvin Molinari BSc (Hons) MRICS

Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk

fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408

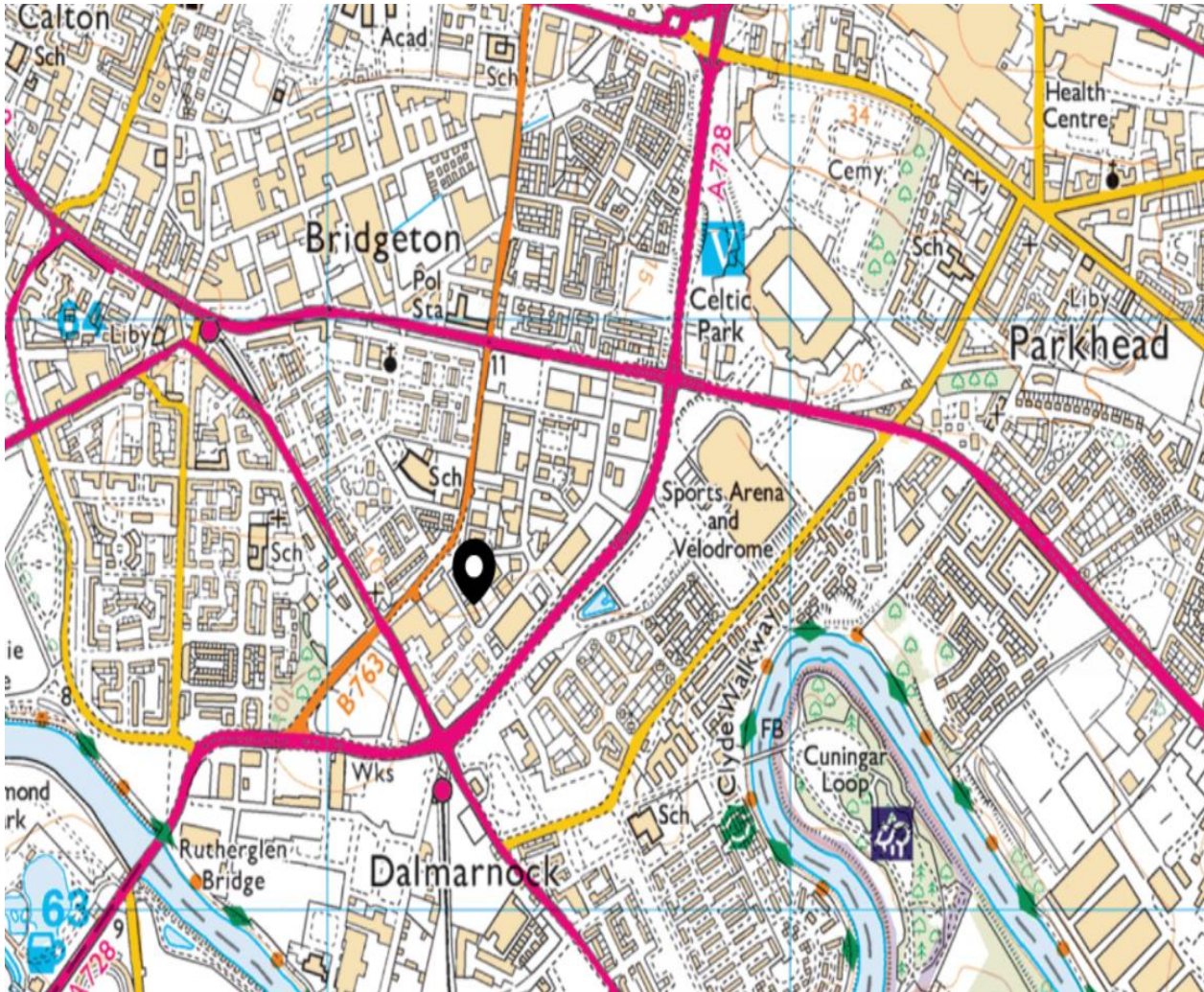
| 0141 331 2807 – 07551 173132





Location

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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.

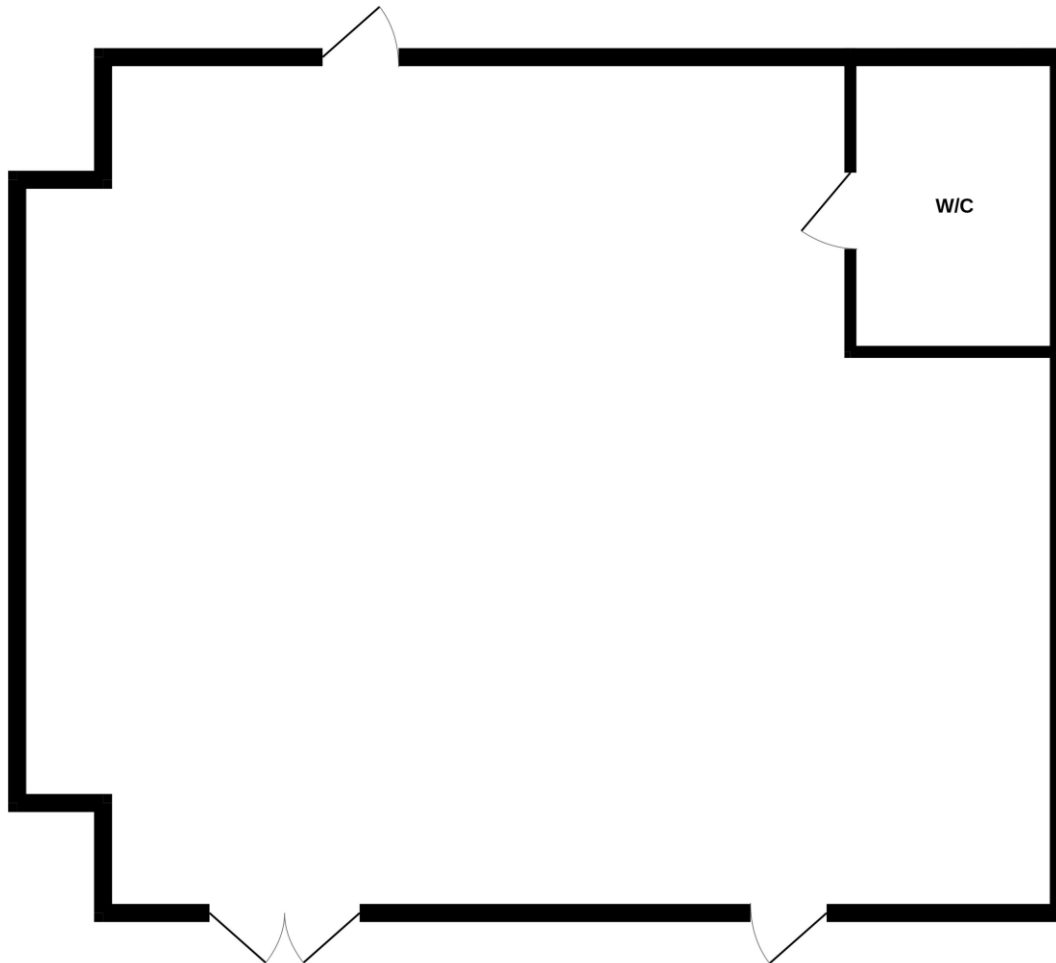


[**CLICK HERE FOR LOCATION**](#)



Description

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The subject comprise a modern industrial premises of steel portal frame construction. The warehouse accommodation is under a pitched profiled metal clad roof benefitting from translucent roof light throughout. The accommodation benefits from an eaves height of 6m and is accessible via an electric roller shutter door and pedestrian entrance.

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

ACCOMMODATION

	SQM	SQFT
Accommodation	207.29	2,231
TOTAL	207.29	2,231

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

OIEO £22,500 per annum exclusive of VAT.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £12,400. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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.

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