

TO LET/ FOR SALE



Trade Counter Unit

Glasgow, 22 Loanbank Quadrant, Govan, G51 3HZ

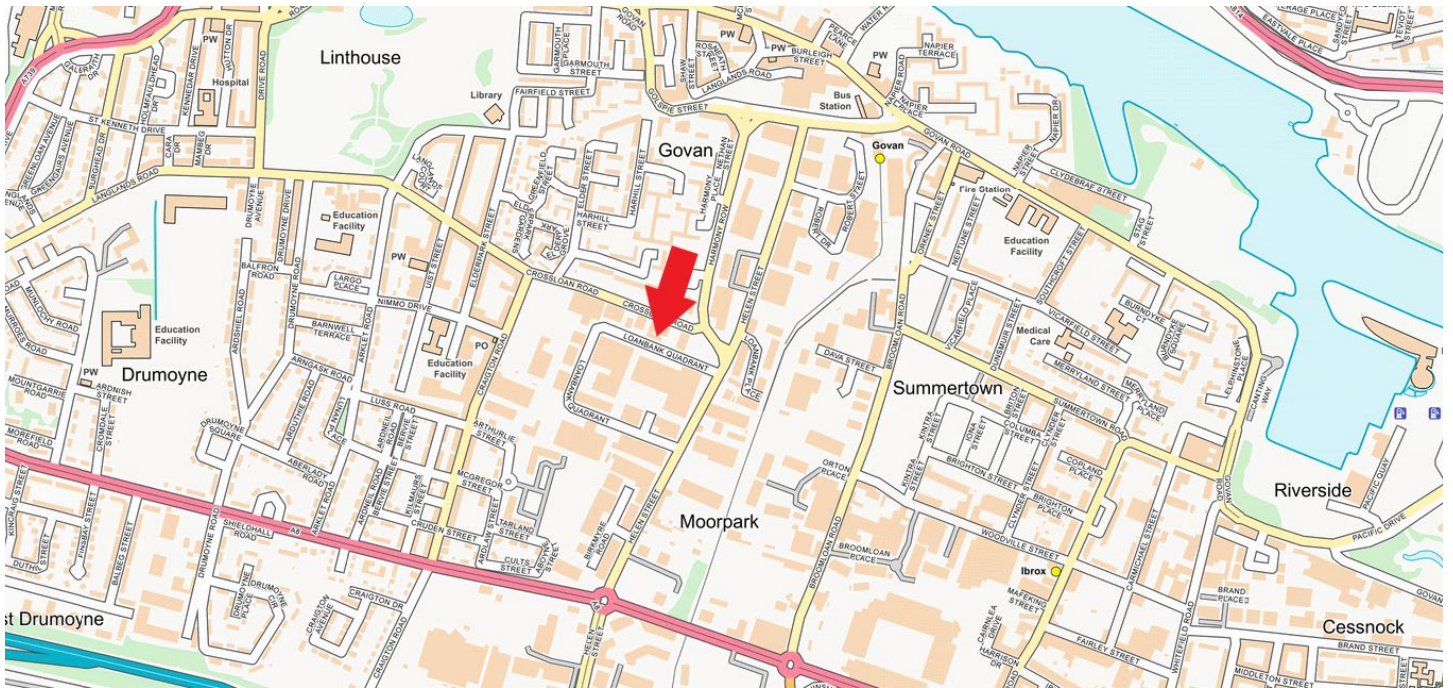
Gross Internal Area: 440.19 sq m (4,738 sq ft)

- Close Proximity to M8 Motorway
- Secure Yard/Parking Area
- Rent: Offers over £35,000 per annum
- Price: On Application



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LOCATION

The subjects are located in the Govan area of Glasgow, approximately 4 miles southwest of the city centre. The location offers unrivalled connectivity to the motorway network.

More specifically the subjects are located on Loanbank Quadrant, off Helen Street, which is the main thoroughfare in the area linking directly to the M8 with onward connectivity to the Clyde Tunnel and M77/M74 Motorways. Nearby occupiers include Howdens, Jewson and Rearo Laminates.

The exact location can be seen on the above plan.

DESCRIPTION

The building comprises a detached, single storey building of brick construction with pitched roof, insulated internally and incorporating translucent panels. The property is accessed via two pedestrian doors, one at either side of the building. Windows are located along the front and western side of the building and both the windows and doors benefit from security shutters.

Internally the main area comprises open plan showroom/storage space with a reception area, office, staff kitchen and two wcs along one side of the building. The property benefits from 3-phase power.

Externally the property benefits from a secure parking area/yard laid in tarmac.

FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition]

Ground Floor	440.19 sq m	[4,738 sq ft]
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RENT

Offers over £35,000 per annum.

PRICE

On application

VAT

Any rent/price quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation roll shows a rateable value of £20,250 with effect from 1st April 2023.

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact:

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