

TO LET

**Refurbished Industrial
Premises**

GIA: 136.64 SQM (1,472 SQFT)

**Recently Refurbished Industrial
Unit**

**Located close to Glasgow city
centre**

**May Be Eligible For Rates Relief
Under The Small Business Bonus
Scheme**

Rent: OIEO: £14,750 P.A.



CLICK HERE FOR [VIRTUAL TOUR](#)



UNIT M12, ROSEMOUNT BUSINESS CENTRE, GLASGOW G21 2QA

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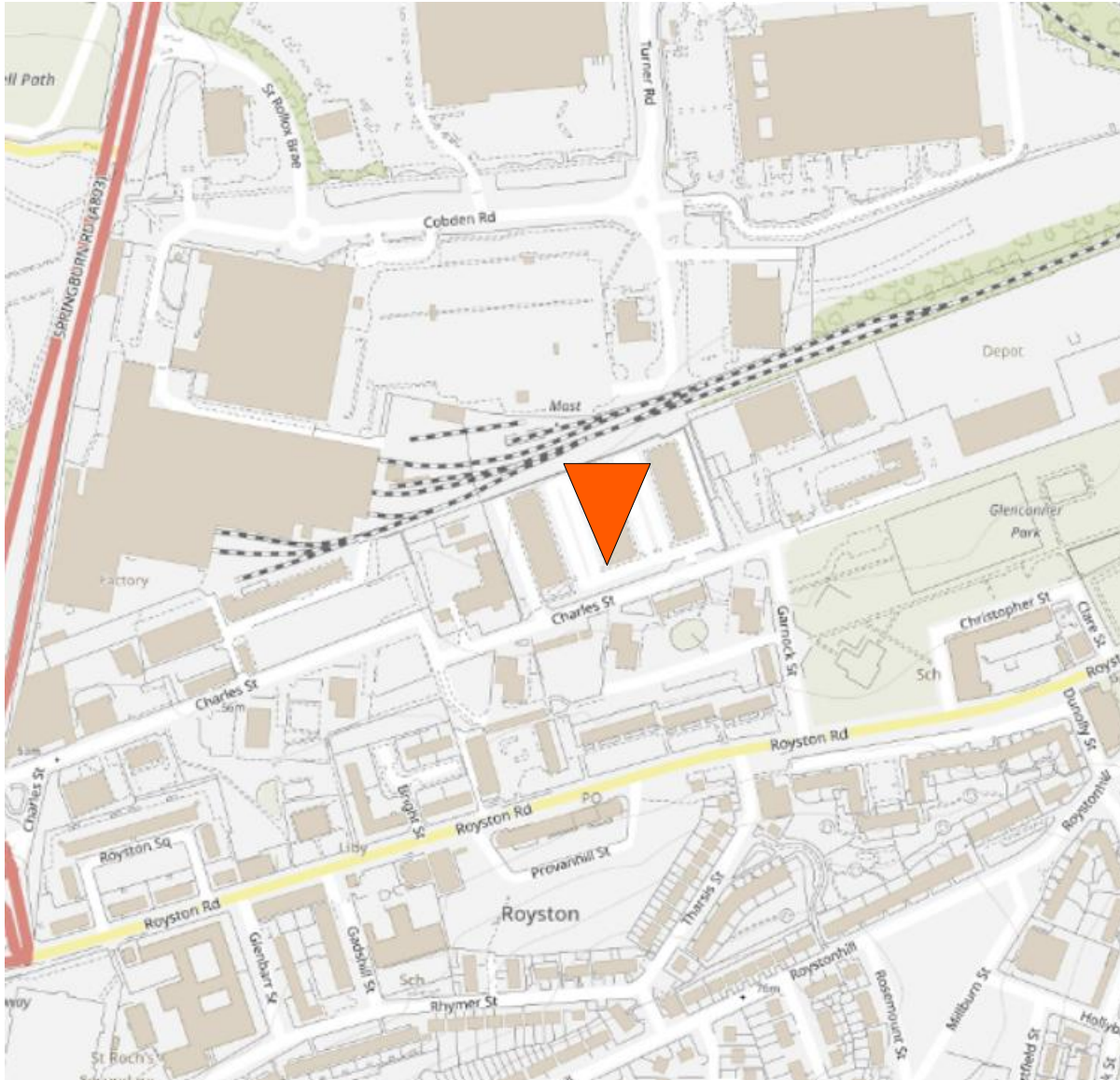
**| 0141 331 2807 – 07920 824408
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Location

UNIT M12, ROSEMOUNT BUSINESS CENTRE, GLASGOW G21 2QA



Rosemount Business Park is located on the north side of Charles Street within the Royston area of Glasgow, approximately 1.5 miles north-east of Glasgow City Centre.

Rosemount Business Park benefits from excellent road links via Junction 15 of the M8 motorway located approximately one mile to the south of the subjects. The motorway offers quick access to both Glasgow City Centre and all other motorway networks in the area.

Surrounding businesses include Tesco, Post Office, Safestore Self Storage, Rosemount Life Learning, Royston Primary School, Saint Roch's Primary School and Saint Roch's Secondary School are located nearby.

The area benefits from good transport links with numerous bus routes along Royston Road and Alexandria Parade and Barnhill Railway Station is located within 20 minutes walk of the subjects.



[CLICK HERE FOR LOCATION](#)



Description

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The subjects comprise a mid terrace industrial unit within a single storey multi-let block. The building is constructed of steel frame with block infill walls and is surmounted by a pitched profile sheet roof covering incorporating translucent panels.

The business park benefits from large on site car park, 24 hour secure access, CCTV, surveillance and full perimeter infra-red sensors linked to a 24 hour offsite monitoring station. There is also an onsite management suite and childcare facilities.

The unit benefits from electrically operated roller shutters protecting window units and access doors.

Internally, the unit is arranged across ground and mezzanine level of which has been recently refurbished to include concrete screed floor covering with lath and plaster walls .

ACCOMMODATION

	SQM	SQFT
Ground Floor	91.08	980
Mezzanine	45.56	490
TOTAL	136.64	1,471

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).



Floor Plan

UNIT M12, ROSEMOUNT BUSINESS CENTRE, GLASGOW G21 2QA



Ground Floor



Floor 1



Approximate total area⁽¹⁾
136.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



RENT

OIEO £14,750 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 £10,300. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

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 ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date January 2025

Get in Touch

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



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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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