



## Unit 12, Riverside Business Park, 5 Moffat Street, Glasgow, G5 0PD

- Situated within an established industrial estate
- Unit extends to approximately 301.93 sq.m. (3,250 sq.ft.)
- New FRI lease available
- Rental offers in excess of £25,000 per annum, exclusive of VAT



## LOCATION

The subjects are located within an established industrial estate within the Gorbals area of Glasgow City, south east of Glasgow city centre. The estate benefits from close proximity to A74, a main thoroughfare connecting the city centre with the east end of Glasgow. The M8 and M74 motorways are also easily accessible. The area also benefits from excellent transport links with Bridge Street Subway Station and Pollokshields East train station within walking distance.

## DESCRIPTION

The subjects comprise a single storey end-terrace industrial unit constructed from a steel portal frame incorporating concrete blockwork and surmounted by a pitched roof clad in profiled metal. Access to the unit is by way of pedestrian entrance or manual roller shutter. Internally, the subjects benefit from concrete flooring, fluorescent strip lighting units, separate office space and WC facilities.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal floor area:

Ground Floor: 301.93 sq.m. (3,250 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

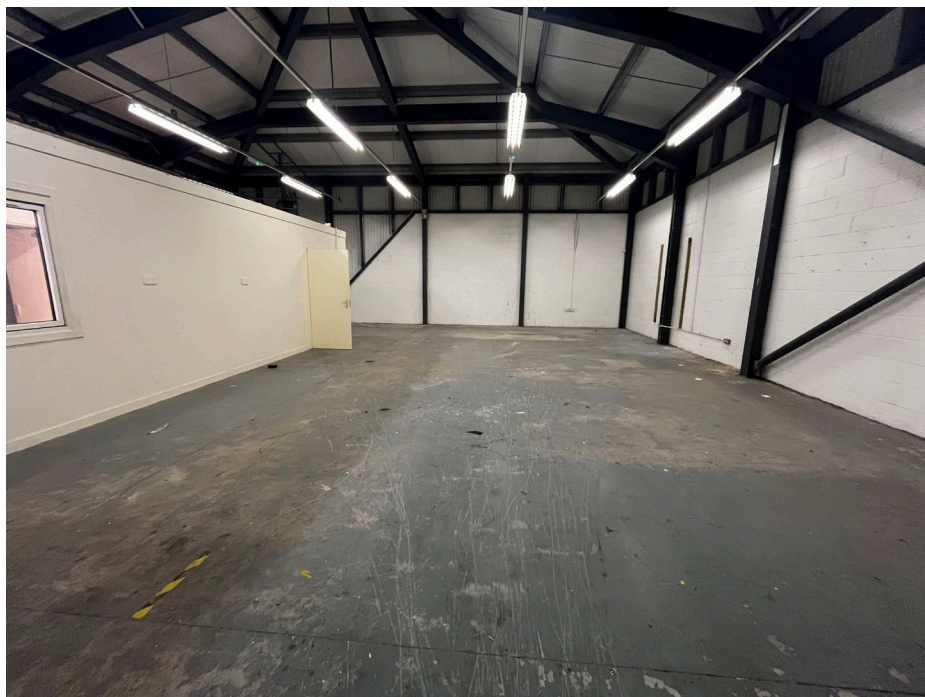
## RENT

We are instructed to seek offers in excess of £25,000 per annum, exclusive of VAT.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £19,800.

The poundage rates for 2025/2026 is £0.498 in the pound.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing please contact:



**Louise Gartland**  
Commercial Agent  
0141 567 5356  
07989 352731  
louise.gartland@g-s.co.uk



**Emma Smith**  
Commercial Property Agent  
0141 567 5356  
07435 863212  
emma.smith@g-s.co.uk

## IMPORTANT NOTICE

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