

Ryden

TO LET

**SECURE SERVICED YARD WITH
OFFICE ACCOMMODATION
1.3 ACRES (0.53 HECTARES)**



**2229 LONDON ROAD
GLASGOW
G32 8XL**

**SECURE 1.3 ACRE
SERVICED SITE WITH
ANCILLARY OFFICE AND
COMMERCIAL UNIT ON SITE**

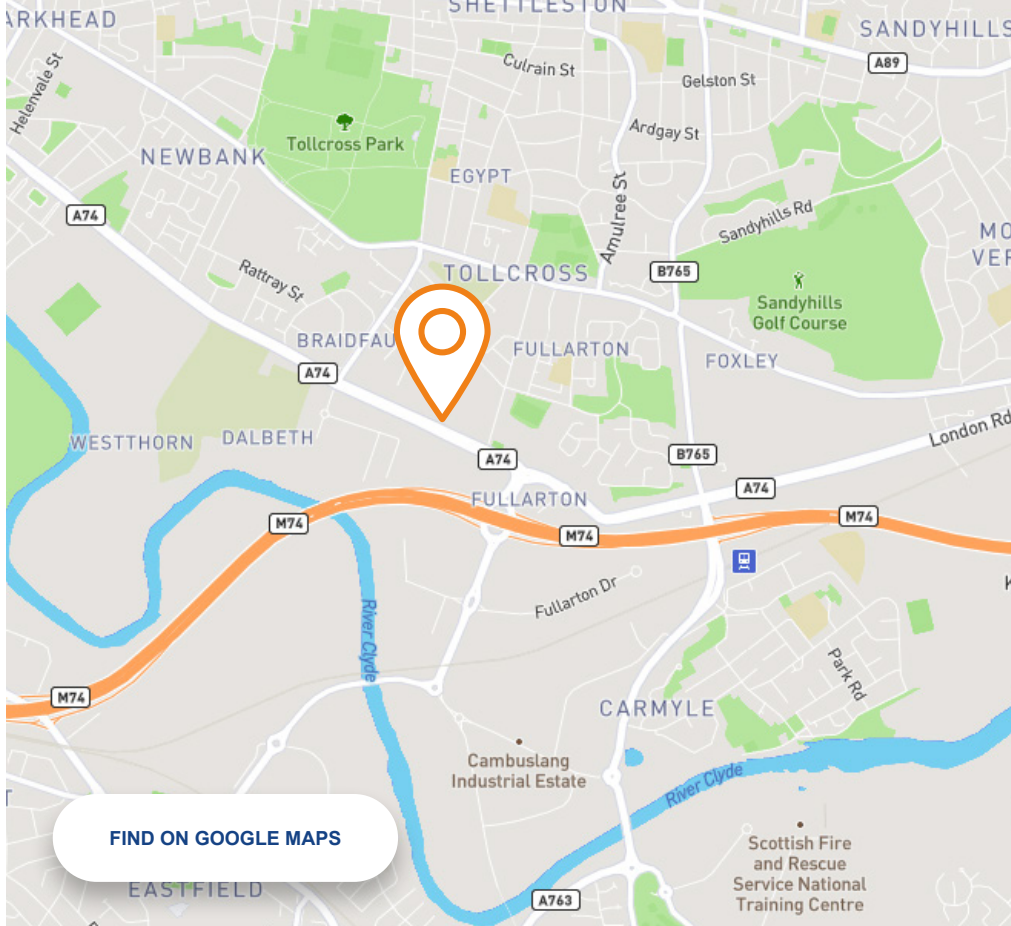
**CONCRETE SURFACING
AND FULLY SERVICED**

**ESTABLISHED
BUSINESS LOCATION**

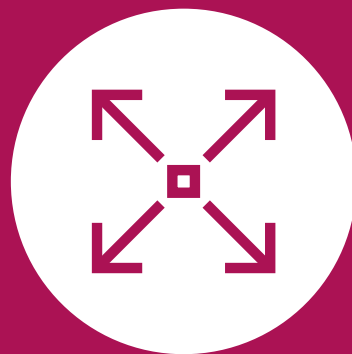
STRONG TRANSPORT LINKS

**SUITABLE FOR A
VARIETY OF USES**

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**ESTABLISHED
BUSINESS
LOCATION
128 SQ M
(1,377 SQ FT)**



LOCATION

The property lies immediately to the North of Junction 2A of the M74 motorway, affording immediate access to the motorway network. Carmyle Railway Station is 1.2 miles to the east of the property, connecting with Glasgow Central Station. Major local occupiers include retailers such as DFS, Matalan and Sterling together with industrial and commercial occupiers such as DHL, Scottish Power, SGN, Muller Wiseman, Royal Mail, The Herald, DPD, CCG, and Speedy.

DESCRIPTION

The subjects comprise a fully serviced and concrete surfaced commercial site extending to approximately 1.3 acres. A palisade fence secures the area, which has a dedicated access point off London Road. The property includes ancillary office and facilities accommodation to the southern end of the site. Further details on the accommodation are outlined in the table below.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
OFFICE	128	1,377
TOTAL	128	1,377

RENT

Upon application.

LEASE TERMS

The property is currently held on a FRI lease until 10th September 2032 with a Tenant only break at 10th September 2027. The property is available by means of a surrender and re-grant, or sub-lease/assignment.

EPC

Available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £17,700. The current UBR (2026/2027) for properties with an RV under £51,000 is £0.481. Rates payable amounts to £8,514 excluding and sewerage.

ENTRY

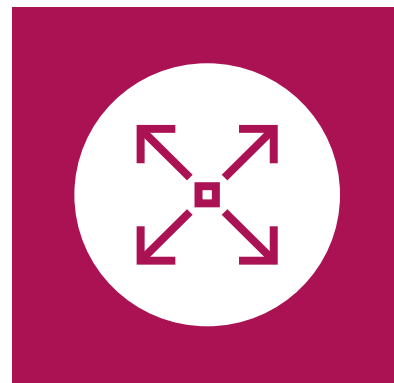
Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





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ROAD
GLASGOW
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TO LET
**SECURE SERVICE
YARD & OFFICE**
128 SQ M
(1,377 SQ FT)
1.3 ACRES
(0.53 HECTARES)

GET IN TOUCH

Please get in touch with our letting agent for more details.

Ben Dobson

T 07796 649931

E ben.dobson@ryden.co.uk

Tom Conway

T 07827 197068

E tom.conway@ryden.co.uk

Ryden

7 Exchange Crescent
Edinburgh
EH3 8AN

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