

Anniesland Business Park

NETHERTON ROAD, GLASGOW, G13 1BJ

To Let - Industrial / Workshop / Trade Counter Units - Starting from 1,053 sq ft



savills

Anniesland Business Park



KEY HIGHLIGHTS

- Sizes starting from 1,053 sq ft
- 24-Hour on-site security
- 24-Hour access
- Fully refurbished units
- LED Lighting
- Electric roller shutter doors
- High level of estate management
- Occupiers include Screwfix and Howdens

LOCATION

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow.

Glasgow Airport lies approximately 6 miles west of Anniesland. The estate is accessed to the north of the junction of Great Western Road (A82) and Crow Road.

DESCRIPTION

Anniesland Business Park is a modern estate which provides terraced industrial accommodation. The units provide traditional industrial space with a steel portal frame construction with blockwork infill metal clad elevations.

Internally, most units benefit from 1x electric roller shutter door, three phase power and a minimum eaves height of 4m. The estate benefits from shared parking, CCTV and 24-hour security.



ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>	<u>Availability</u>
Unit 5B	3,516	326.64	Under Offer
Unit 10	12,627	1,173.08	Available
Unit 23A	1,244	115.57	Available
Unit 16	2,504	232.62	Available
Unit 18	1,053	97.82	Available
Unit 25D	1,183	109.90	Available



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LEASE TERMS

The premises are available on new Internal Repairing & Insuring (IRI) lease terms. Please enquire direct to the agents for further information on costs.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

Rateable Values available on request from the agents, or via the Scottish Assessors Website (www.saa.gov.uk).

CONTACT

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