

Industrial

# UNIT 12-E2 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ



## UNIT 12-E2 | 1,374 SQ FT

### Industrial unit

Unit 12E2 is an excellent starter unit in a prominent location, with frontage onto the main estate road. This is flexible space suited to a multitude of uses including light industrial, trade counter, manufacturing, or more simply a safe and secure storage space. Anniesland Business Park offers shared parking, circulation space, CCTV and 24 hour manned security, and located three miles north-west of Glasgow city centre, is a prime trade, industrial, and business location, with local occupiers including Toolstation and Screwfix.



Lease Type

New

### ✔ Unit Summary

- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- Secure Estate
- Car Parking
- WC Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,400.00	£6.84
Rates	£4,687.20	£3.41
Maintenance Charge	£2,800.00	£2.04
Insurance	£274.80	£0.20
<b>Total Cost</b>	<b>£17,162.00</b>	<b>£12.49</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## 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



Road  
M8: 3 miles



Airport  
Glasgow: 7 miles



Rail  
Anniesland: 1 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (6)



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## Key Contact



**Heather Graham**

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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For more info please visit: [unit.info/UIP0100550](https://unit.info/UIP0100550)

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