

TO LET - INDUSTRIAL / TRADE COUNTER

68 / 70 STRATHCLYDE STREET

DALMARNOCK, GLASGOW, G40 4JR



KEY HIGHLIGHTS

- 2,070 sq ft
- Modern accommodation with generous yard space
- Convenient M74 & M8 motorway links
- Available for immediate occupation
- Some units have existing office space
- No VAT payable on rent

SUMMARY

Available Size	2,070 sq ft
Rent	£20,700 per annum
Business Rates	Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief.
Service Charge	£0.50 per sq ft
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

Strathclyde Street Industrial Estate comprises 3 x terraces of light industrial / workshop units of steel portal frame construction surmounted by clad roofs.

Clear internal eaves height of 4M.

Externally the units benefit from vehicle access doors with adjacent pedestrian access doors.

The units benefit from 3 x phase power WC facilities are provided in each unit.

LOCATION

Dalmarnock is a popular and well-established industrial area situated just 1.5 miles east of Glasgow City Centre.

More specifically the subjects are situated on the north side of Strathclyde Street a short distance west of its junction the with Dalmarnock Road.

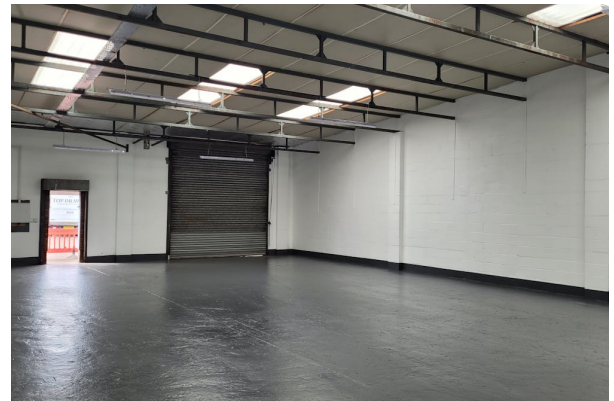
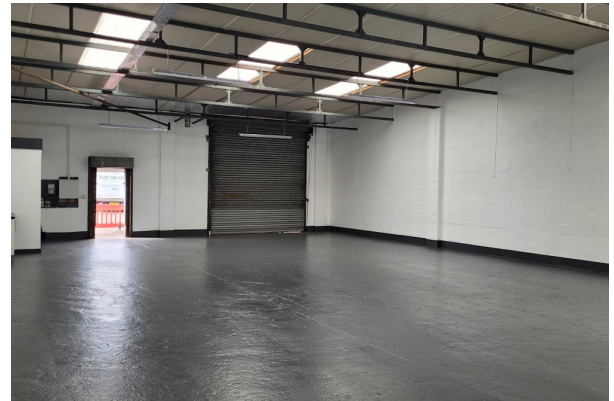
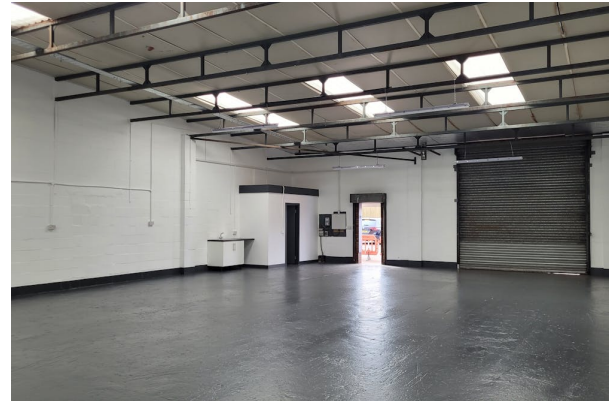
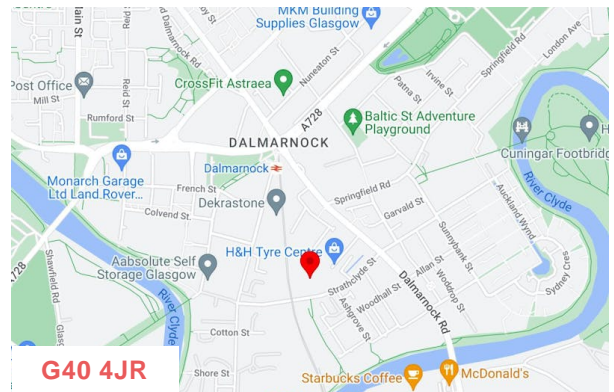
Dalmarnock Road connects with Junction 2 of the M74 just 1 mile south whilst Junction 14 of the M8 is 2.5 miles north.

Regular bus services operate on Dalmarnock Road and Dalmarnock Railway Station is a 5-minute walk north.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 2	2,070	192.31	£20,700 /annum	Available
Total	2,070	192.31		

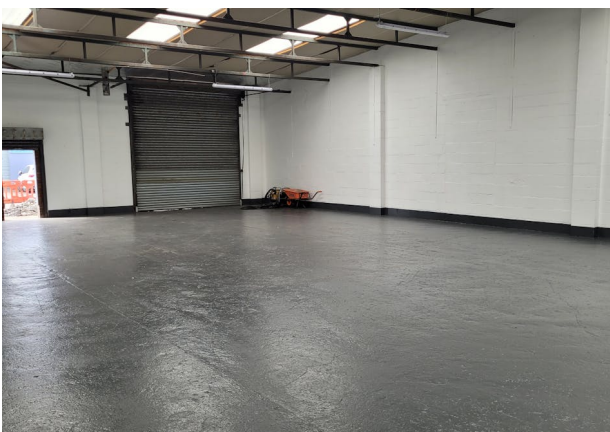
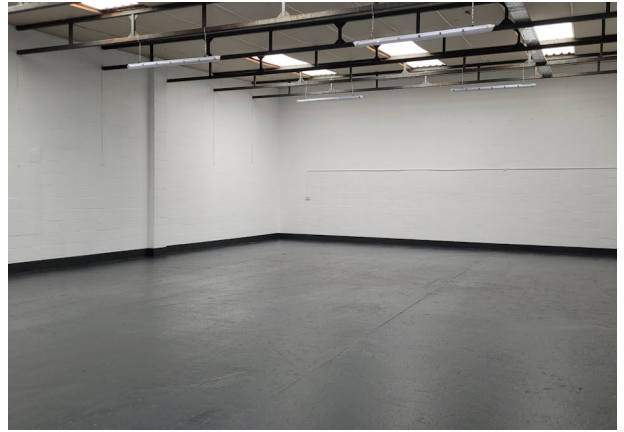
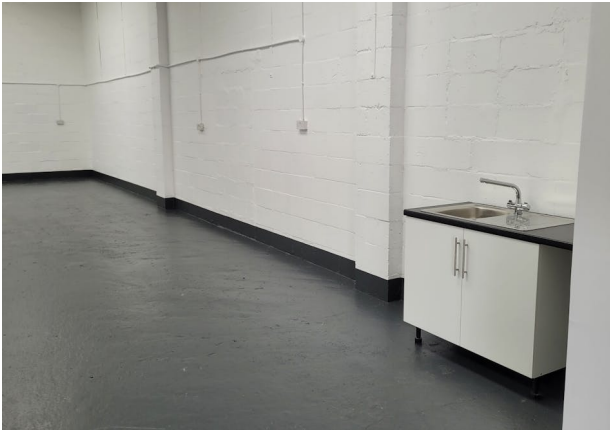


VIEWING & FURTHER INFORMATION

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