



Unit 14, 17 Old Mill Park Industrial Estate, Kirkintilloch, G66 1SS

- Located in busy industrial estate
- Vehicle Access
- Workshop / Light Industrial
- Well Presented 1st Floor Office
- 1,968sq ft
- Rent o/o £16,000p.a

LOCATION

Kirkintilloch is located around 12 miles north of Glasgow and sits within the East Dunbartonshire Council area. The Town is principally accessed via the A803 which connects with the M80 motorway via neighbouring Bishopbriggs. A wide range of services and facilities are available within the town with good transport links to/from Glasgow city centre via both road and rail.

The property is located within the popular and well established Old Mill Park Industrial Estate which lies to the north of the Kirkintilloch Town Centre, adjacent to Glasgow Road (A803). Surrounding occupiers within the estate include Direct Flooring, Saltire Carpets & Beds, McNairs Building Supplies and Kirkintilloch Self-Storage.

PROPERTY

The property comprises a mid-terrace brick built unit forming part of a larger block which was historically subdivided and has roof structures of northlight construction.

The property benefits from full height vehicle access roller shutter and separate pedestrian access

The property is over ground and first floors connected by two stairways, one to the front and one to the rear. The property is protected by security roller shutters. The ground floor has showroom / workshop / storage space.

The upper floor has been renovated to a good standard offering open plan office and tea prep with partitioned rear office / store and w.c facilities.



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AREA

Ground: 160.6sqm (1,729sq ft)
1st: 21.61sqm (239sq ft)
Total: 182.21sqm (1,968sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £16,000p.a

V.A.T.

The property is not elected for VAT

VIEWING

Available by appointment

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.