

# Ryden

## TO LET

TRADE, INDUSTRIAL AND RETAIL PREMISES  
493 SQ M - 619 SQ M (5,310 SQ FT - 6,663 SQ FT)



UNITS 4A AND 5A THE POINT  
TRADE AND RETAIL PARK  
SARACEN STREET  
PORT DUNDAS/HAMILTONHILL  
GLASGOW G22 5HT

SUITABLE FOR A VARIETY OF USES  
INCLUDING TRADE AND RETAIL

PROMINENT LOCATION FRONTING  
SARACEN STREET CLOSE TO  
GLASGOW CITY CENTRE

HIGHLY VISIBLE SITE AT BUSY  
FOUR WAY ROAD JUNCTION

CCTV, FLOODLIGHTING AND  
24-HOUR SECURITY

COMMUNAL ON-SITE CAR  
PARKING AND GOOD PUBLIC  
TRANSPORT LINKS

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**UNIT 4A**

## LOCATION

The subjects are situated in the popular Port Dundas district of Glasgow. The subject properties are located approximately 1.5 miles north from Glasgow city centre and a few minutes by car from Junction 16 of the M8.

The Point is a long established and popular business location, with the units situated within its own secured site next to the busy apex and four way junction of Possil Road, Craighill Road, Keppochill Road and Saracen Street.

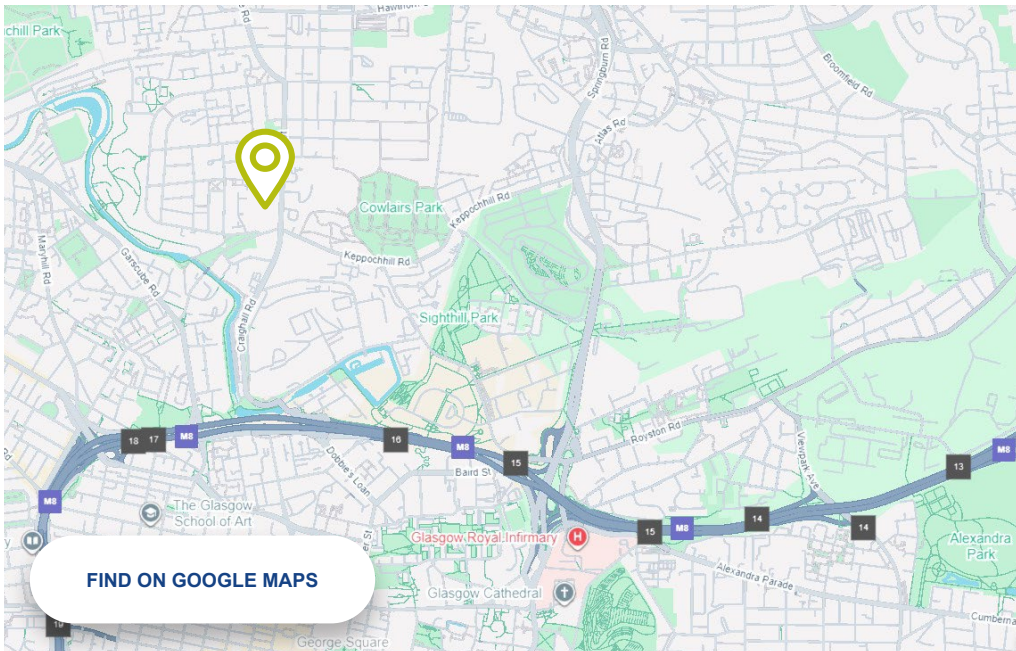
The estate is of general business, industrial and retail use, with notable nearby occupiers including the following: Toolstation, Howdens, Screwfix and Euro Car Parts.

Major retailers within close proximity include Booker Cash & Carry, Lidl, Home Bargains and B&M are within a 5 minute drive from the subject properties

## DESCRIPTION

The development comprises 9 modern trade / industrial units of steel portal frame construction over a concrete floor with profile cladding externally. The double pitched roof comprises north facing translucent roof lights for natural daylight. Vehicle access is offered to the rear of all the units via up and over commercial doors with separate pedestrian access. The units benefit from communal yard space with ample parking provisions.

Internally, the units predominantly offer open plan floor layouts with some units benefitting from cellular offices. Each premises has WC facilities and three phase power supply.



**FIND ON GOOGLE MAPS**



**UNIT 5A**

## ACCOMMODATION

The Premises have been measured in line with the RICS Code of Measuring Practice 6th Edition.

The subjects have the following areas:

UNIT	SQ M	SQ FT
4A	619	6,663
5A	493	5,310

## LEASE TERMS

The premises are available immediately on a new full repairing and insuring lease. Pricing will be provided upon request. For further information on lease terms please get in touch with the sole letting agents.

## BUSINESS RATES

According to the Scottish Assessors' Association website, the warehouse and retail subjects are noted to have the following Rateable Values below.

UNIT	RV
4A	£51,500
5A	£40,250

## EPC

Unit 4A has been awarded with an EPC rating C

Unit 5A has been awarded with an EPC rating E

## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for VAT, Land and Buildings Transaction Tax and any registration dues.

## VAT

All prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



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# GET IN TOUCH

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

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# Ryden

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