

# Ryden

## TO LET

TRADE, INDUSTRIAL, LEISURE AND RETAIL  
PREMISES

8,190 SQ M (88,158 SQ FT)



UNITS 2/3 THE POINT TRADE  
AND RETAIL PARK  
SARACEN STREET  
PORT DUNDAS/HAMILTONHILL  
GLASGOW  
G22 5HT

SUITABLE FOR A VARIETY  
OF USES INCLUDING  
LEISURE AND RETAIL

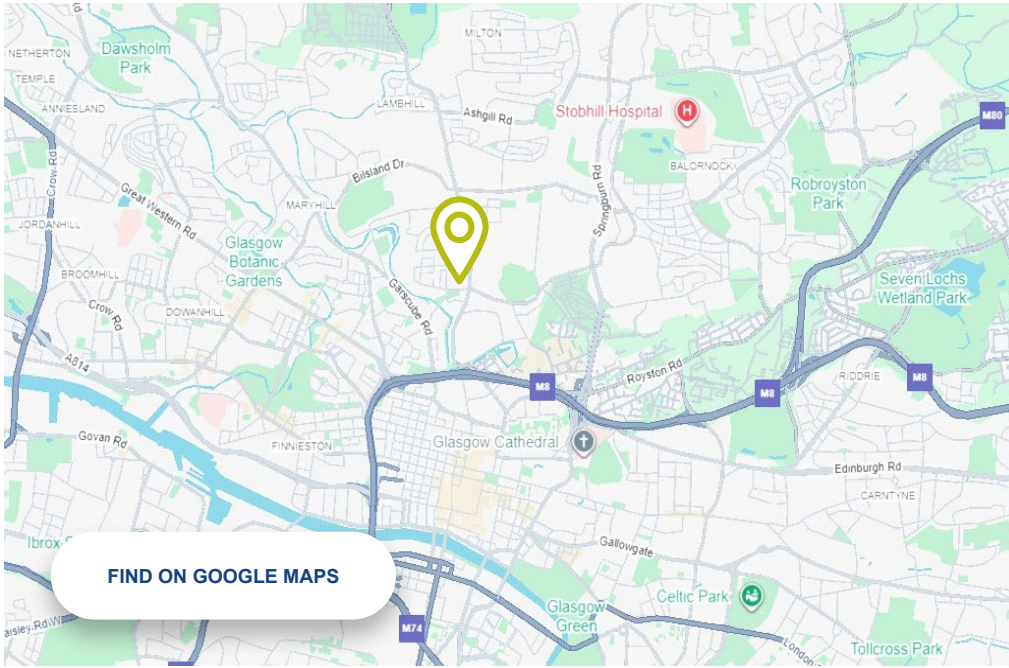
PROMINENT LOCATION FRONTING  
SARACEN STREET CLOSE TO  
GLASGOW CITY CENTRE

HIGHLY VISIBLE SITE AT BUSY  
FOUR WAY ROAD JUNCTION

COMMUNAL ON-SITE CAR  
PARKING AND GOOD PUBLIC  
TRANSPORT LINKS

CAPABLE OF SUB-DIVISION  
TO BE REFURBISHED

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## 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 all 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.

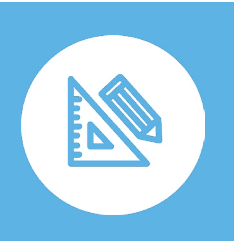
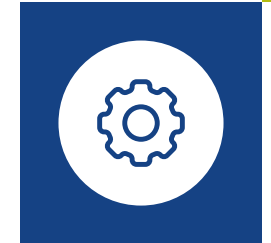
The units benefit from communal yard space with ample parking provisions.



THIS PICTURE IS INDICATIVE OF POST REFURBISHMENT

## 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.



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# GET IN TOUCH

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

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