

TO LET - INDUSTRIAL

34 BOGMOOR PLACE
GLASGOW, G51 4TQ



KEY HIGHLIGHTS

- 1,200 to 3,749 sq ft
- Short distance from Glasgow City Centre
- Excellent motorway links
- Fully fitted commercial bakery / commercial kitchen
- Situated within an established industrial location
- New FRI lease available

SUMMARY

Available Size	1,200 to 3,749 sq ft
Rent	Rent on application
Business Rates	The subjects require to be-assessed for rates.
VAT	Applicable. Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Fully fitted bakery / commercial kitchen.

Benefits from pedestrian access as well as vehicle access door.

Internally, the subjects benefit from changing area, WC and admin facilities.

Equipment in the bakery includes:-

- Four deck 32 pan gas oven
- Artifex large mixer
- Flat plate electric griddle
- Pie shell moulder
- Proving cabinet
- Large walk in dispatch fridge
- Racks and tins

LOCATION

The subjects are located within an established industrial location in Govan, approximately five miles south-west of Glasgow city centre. The subjects benefit from close proximity to Renfrew Road, providing easy access towards the M8 motorway at Junction 26 (Hillington Interchange). Notable nearby occupiers include Princes, Marshall Wilson, Caledonian Maintenance Services and Cockburn Badminton Centre.

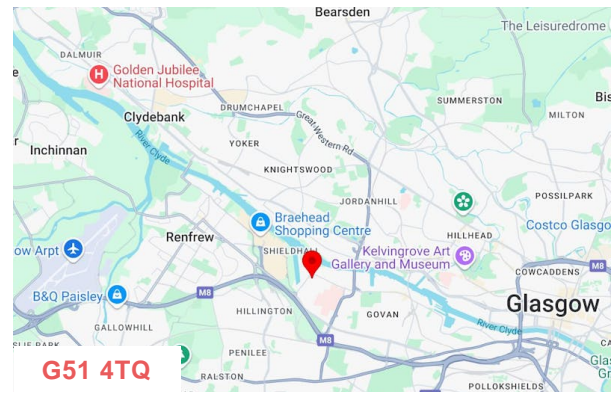
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Bakery 1	2,549	236.81	Available
Ground - Bakery	1,200	111.48	Available
Total	3,749	348.29	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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