

Industrial

# 12 D3 & 12 D4 | ANNIESLAND BUSINESS PARK

Netherton Road, Glasgow, G13 1BJ

## 12 D3 & 12 D4 | 3,068 SQ FT

### Industrial Unit

Unit 12D3 & 12D4 is being offered as un-refurbished, low cost, safe and secure storage space.  
Available short term – this external-grade storage unit would be ideal for businesses with weather tolerant goods only. This Industrial space is spread across 2 adjoining units totalling 3068sq ft, each with male and female toilets facilities, roller shutter and small yard space. Anniesland Business Park offers shared parking, circulation space, CCTV and manned security.  
Located three miles north-west of Glasgow city centre, is a prime trade, industrial, and business location, with local occupiers including Toolstation and Screwfix.

Lease Type

New



### ✔ Unit Summary

- 24 Hour Access
- On-Site Security
- Private Yard
- Roller Shutter Door
- WC facilities
- CCTV

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,500.00	£3.10
Rates	£8,750.00	£2.85
Maintenance Charge	£6,200.00	£2.02
Insurance	£613.60	£0.20
<b>Total Cost</b>	<b>£25,063.60</b>	<b>£8.17</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

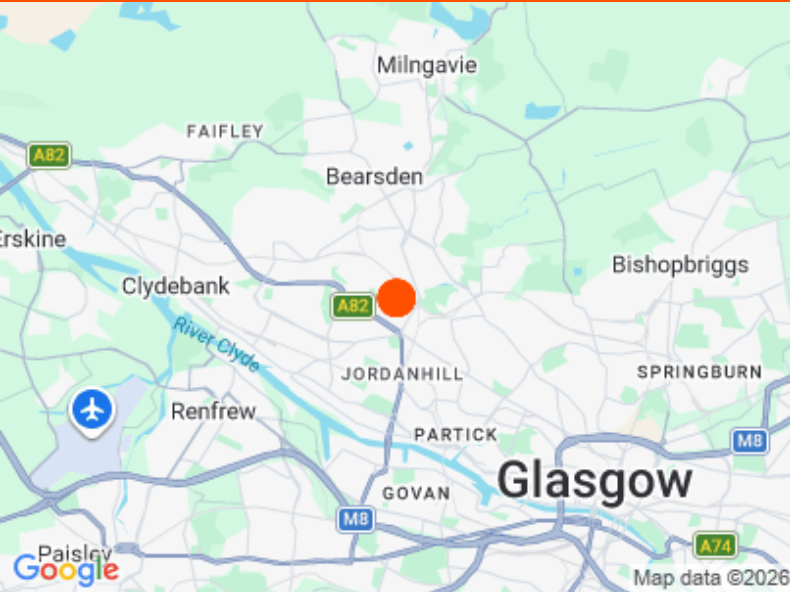
➔ For more info please visit: [unit.info/UIP0100548](http://unit.info/UIP0100548)

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## Location

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow



Road  
M8: 3 miles



Airport  
Glasgow: 7 miles



Rail  
Anniesland: 1 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (5)



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## Key Contact



**Heather Graham**  
Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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