

**TO LET
MIGHT SUIT
STORE/DISTRIBUTION/SHOWROOM**

**24 CROSSVEGGATE BUSINESS
PARK
MILNGAVIE
G62 6RA**

LOCATION

Crossveggate Business Park is situated in the heart of Milngavie, a prosperous suburb approximately 7 miles north west of Glasgow city centre. The Business Park adjoins the town centre and is immediately adjacent to Milngavie Rail Station which links directly to Glasgow city centre.

Tesco and M & S are located nearby, and adjoining occupiers include GM Thomson Architects, Co-op Funeralcare, K & C Tyres Ltd and Jawbrew.

DESCRIPTION

The property comprises a mid-terrace business unit erected approximately 40 years ago. The walls are of traditional facing brick, the roofing is profile sheeting on a portal frame. The roof height increases to the rear. The unit has excellent rear access facilities from a communal yard and a roller shutter door affords maximum flexibility.

FLOOR AREA

From our inspection we calculate the premises provide:

GIA: 284.65 m² (3,064 ft²)

LEASE TERMS

The property is offered on a normal Full Repairing and Insuring lease for a negotiable term incorporating rent review.

RENT

Offers in the region of £31,000 per annum are invited.



RATEABLE VALUE

Following a recent Appeal and effective 1st April 2023 the property is shown on the SAA website as: Offices: RV £22,500.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report is available on request.

LEGAL COSTS

Each party to bear their own costs. The ingoing tenant to be responsible for registration dues, LBTT etc.

VAT

All terms are quoted net of VAT.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the joint agents:

Breck Property Consultants Whitelaw Baikie Figes

Alan Stewart
0141 229 5494
alan@breckpc.co.uk

David Rooney
07831 489379
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LOCATION PLAN



Details updated 9th August 2024

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.