

TO LET

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 of Glasgow city centre. The business park adjoins the town centre and is immediately adjacent to Milngavie 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, McKeown Services and East Dunbartonshire Council.

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

3,064 sq ft (284.65 sq ft).

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 £27,500 per annum are invited.

RATEABLE VALUE

£30,750.

ENERGY PERFORMANCE CERTIFICATE

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

SHOWROOM SPACE



LEGAL COSTS

Each party to bear their own costs. The incoming 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:

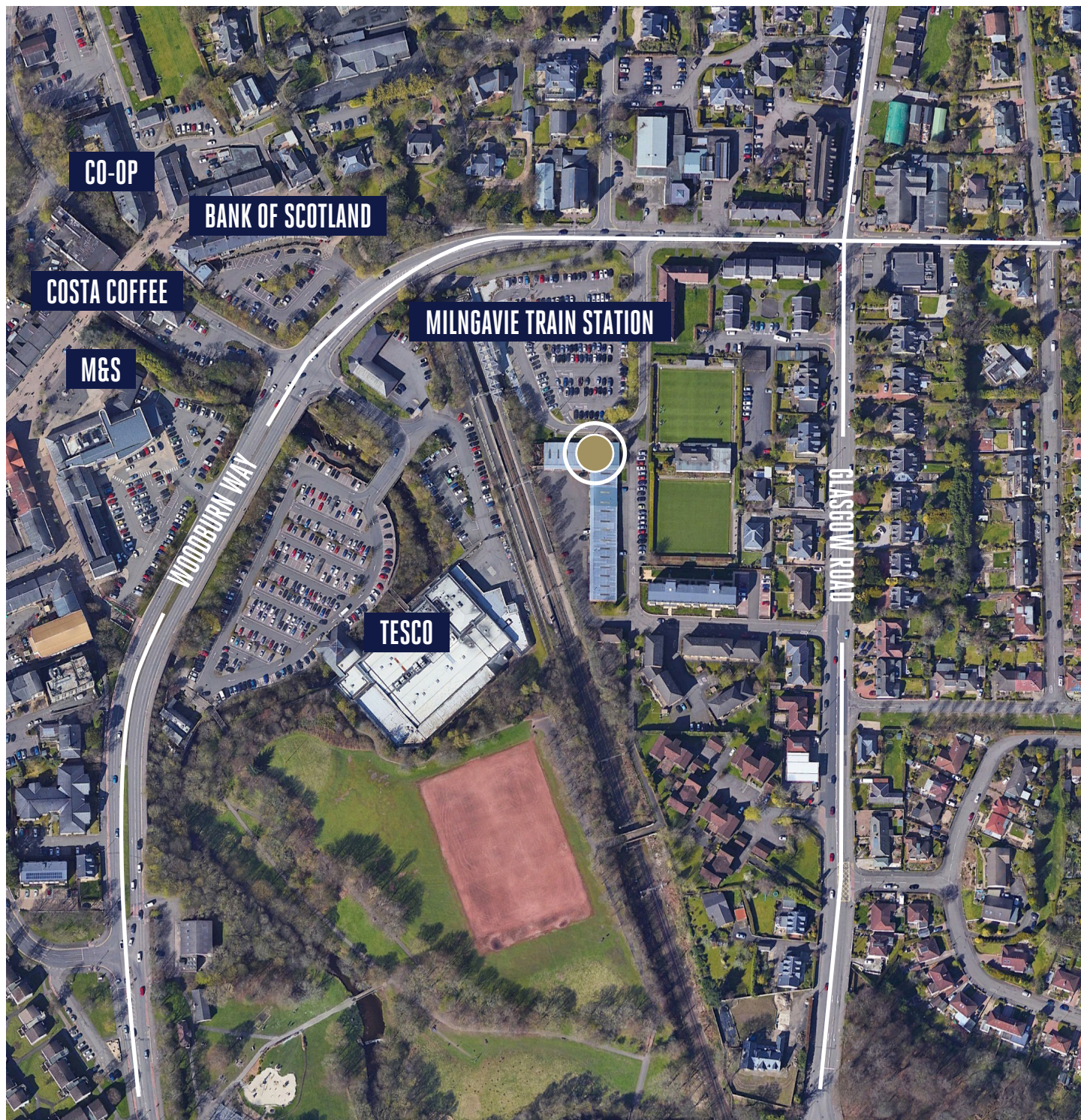


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