

WORKSHOP

LEASE FOR DISPOSAL

**UNIT 6
INNER CITY TRADING ESTATE
GLASGOW
G4 0DL**



Location

Inner City Estate lies just to the north of Glasgow City Centre and is also easily accessible from the M8 motorway. Occupiers in the surrounding area include a mix of trade uses with a number of car showrooms and new student housing developments also located nearby.

Accommodation

The subject premises form the end of a modern parade of single storey warehouse units.

The warehouse is of steel frame construction with blockwork infill and profile metal cladding above. The subjects benefit from a single storey office building to the front and the unit has 11 dedicated parking spaces.

There is a single roller shutter to the front elevation with separate access to the offices.

The estimated NIA is 3,829 ft² (355.72 m²).

Lease

The premises are held on an existing FRI lease until 21st December 2028 at a current rent of £39,000 per annum exclusive.

Our clients are looking to assign their lease or they may consider sub-letting the property.

Planning

We understand that the premises currently have Class 4,5 & 6 Consent.

Energy Performance Certificate

The property has an 'E' rating, a copy of the EPC is available on request.

Rates

The property is entered in the Valuation Roll as follows:

Description: Store etc.
Rateable Value ('23/'24): £35,750

VAT

All the terms are quoted net of VAT where applicable.

Legal Costs

Each party to be responsible for their legal costs, with the ingoing tenant being responsible for LBTT together with any costs incurred by the Landlord.

Entry

Upon conclusion of legal formalities.

Money Laundering Regulations

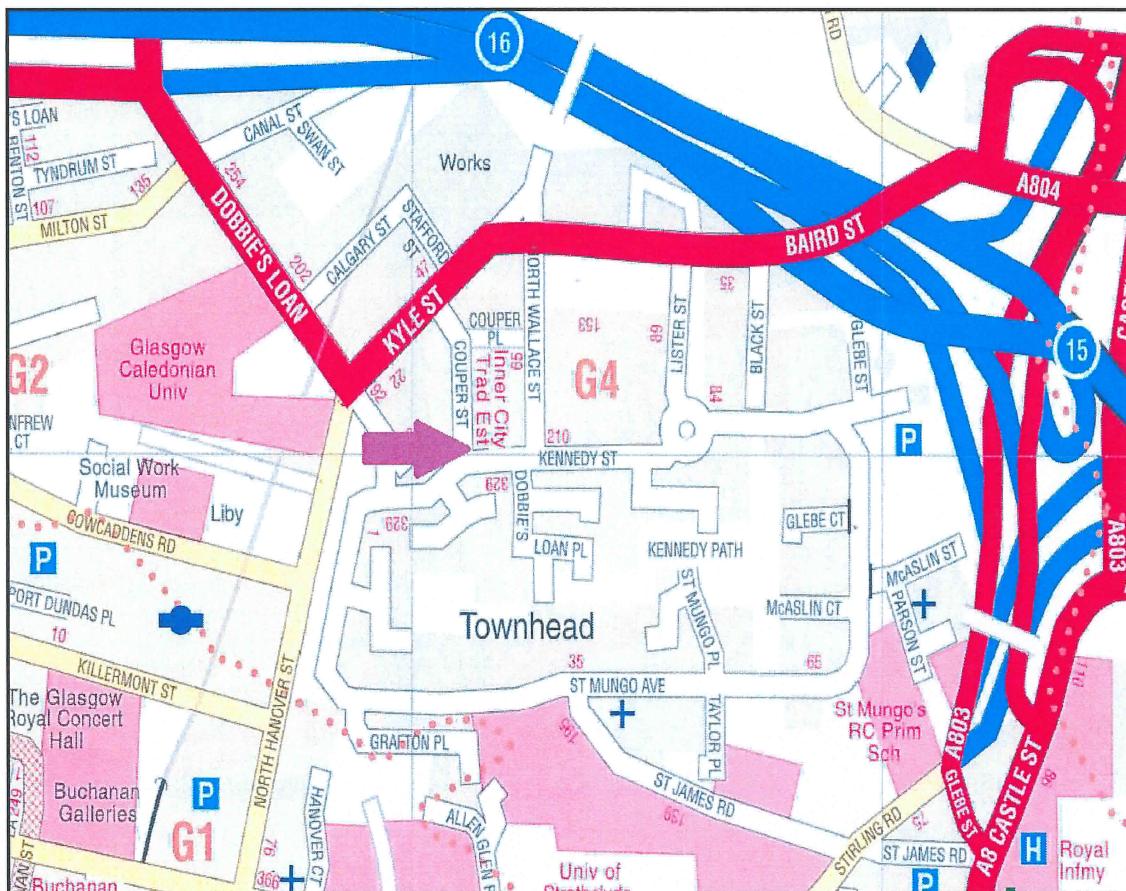
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/ Further Information

Strictly through the sole agents:

Whitelaw Baikie Figes
Contact: Gavin Anderson
Email: gavin@wbf.co.uk
Tel: 0141 221 6161

LOCATION PLAN



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