

## TO LET

Highly Prominent Warehouse - Potential for A Variety of Uses

**THORNIEBANK INDUSTRIAL ESTATE, UNIT 6, BLOCK 3,  
GLASGOW, G46 8QG**



### Location

Thornliebank Industrial estate is located to the south of Glasgow, approximately 7 miles from the City Centre. The subjects are ideally located at the entrance to the estate, providing potential occupiers visual prominence from the busy A727 Nitshill Road, one of the main arterial road networks linking Glasgow's southside with nearby Junction 3 of the M77 motorway network.

The estate hosts a number of national and local occupiers including Howdens, Plumb Centre, Curtiss-Wright, Star Refrigeration, Pagazzi Lighting, RawlPlug UK, Kelvin Steels and the Caledonia Business Centre.

## Description

The subjects comprise a modern end terrace trade counter / light industrial warehouse of steel frame construction with blockwork walls. The floor is of a polished concrete finish. Entry is via a double glass pass door, with electric roller security shutter. Internally the space provides a small sales area to the front, along with a management office. Access from here via double timber doors leads to predominantly open plan warehouse space with staff amenities. To the rear of the property there are two manually operated roller shutters.

## Accommodation

	Sq. Ft	Sq. M
<b>Total</b>	<b>6,675</b>	<b>620</b>

The property has a clear eaves height of 4 metres.

## Lease Term

The subjects are available to Lease on a new Full Repairing and Insuring basis.

## Rent

£45,000 per annum.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £30,750 per annum.

Each new occupier has the right of appeal against this figure.

## Energy Performance Certificate

EPC Rating – Available on Request

## Entry

By Agreement.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing & Further Information

All viewing and further information is via the sole letting agents.

Gordon Nicolson

HSA Retail

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Subject to Contract  
Date: January 2021

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