

CKD Galbraith
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TO LET

BUSINESS/INDUSTRIAL UNITS

**TOLLCROSS INDUSTRIAL ESTATE, CAUSEWAYSIDE CRESCENT,
GLASGOW, G32 8LJ
52.68 TO 214.70 SQ M (567 TO 2,311 SQ FT)**

Industrial/business units in excellent location

- Attractive rents
- Flexible rental terms available
- Roller shutter doors
- Excellent mix of sizes
- Mix of uses producing vibrant environment
- Incentives available
- Immediately adjacent to M74 motorway (J2A)

Business/Industrial Units

Tollcross Industrial Estate, Causewayside Crescent, Glasgow, G32 8LJ

52.68 to 214.70 Sq M (567 to 2,311 Sq Ft)

Location

Glasgow is the biggest city in Scotland and the third largest in the UK, with a catchment of over 3 million. It is one of the fastest growing employment centres in the UK, delivering a growth rate twice that of Scotland and the UK as a whole since 1996.

Tollcross Industrial Estate is located to the South East of Glasgow City Centre, directly adjacent to J2A of the newly completed M74 extension. The M74 provides direct access to Glasgow City Centre (approximate drive time 7 minutes) and also links directly to the M73 and M8 motorways, with Glasgow Airport being within approximately 15 minutes drive.

More specifically, the property is situated in Causewayside Crescent, between Tollcross Road to the north and London Road (A74) to the south, directly to the east of Causewayside Street. Surrounding properties are generally commercial in nature with a number of well established companies being located close to the estate

The local area has benefitted from significant investment which has been partly brought about by the completion of the M74 extension. Other significant investment in the area includes the development work currently being undertaken in preparation for the 2014 Commonwealth Games. In addition, the East End Regeneration Route will further enhance the east end of Glasgow, providing another direct link between the M74 and M8 motorways.

Description

The estate comprises 22 modern industrial units set in three terraces. The units are of standard steel portal frame construction with solid concrete floors and brick/block walls. In addition, each unit has an up and over roller shutter and car parking for 2-3 vehicles. Internally, the units are fitted out to suit varying occupier requirements; however the standard shell unit typically comprises an open plan warehouse space with male and female toilets, one of which is DDA compliant. All units have translucent roof panels which provide a good level of natural light, supplemented by fluorescent light strips.

Accommodation

Unit sizes range from 52.68 Sq M to 214.70 Sq M (567 Sq Ft to 2,311 Sq Ft). Further detail is included within the attached Availability Schedule.

Lease

Units are available on Full Repairing and Insuring terms. Details on rental are available on request.

Flexible lease lengths are available.

Rent

Rental levels are shown within the attached Availability Schedule.

Incentives may be available, dependent upon the lease term and covenant of the incoming tenant.

Service Charge

A small service charge for the common maintenance and management of the estate will apply. Further information is available on request.

Energy Performance Certificates

Further information is available upon request.

Rates

The incoming tenant will be responsible for local authority rates. Further information is available on request.

The current uniform business rate is 42.6 pence (2011/2012) however the Small Business Bonus Scheme, which has been extended for 2011/12 means exemptions significant allowances are potentially available for all units on the estate. Interested parties are advised to make their own rating enquiries with the Glasgow City Council Assessors on 0141 287 7526.

Legal Costs

Each Party will be responsible for their own legal costs incurred and the incoming tenant to be responsible for stamp duty land tax, administration dues etc.

Our client uses a standard lease document for the entire estate which should minimise legal costs for incoming tenants.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

Entry

To be mutually agreed.

Viewing and Further Information

Please contact the joint letting agents:

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The joint agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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