

Industrial

Unit 5 | Excelsior Industrial Estate

📍 Kinning Park, Glasgow, G41 1LU

Unit 5 | 4,232 sq ft

Prominent and well located industrial unit coming soon

Excellent trade counter unit complete with well appointed shop front and ample warehousing space. The unit is a flexible space also suitable for a variety of other uses including light industrial, manufacturing, or a safe and secure storage space. Sitting within a busy estate less than a mile south west of Glasgow City Centre and adjacent to Junction 21 of the M8, the unit also has great road connections, providing quick access to Scotland's motorway network.

Lease Type

New



✔ Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Ideal Trade Counter Units
- Common Yard Area
- Circulation Space
- Close to Transport

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£36,300.00	£8.58
Rates	£19,600.00	£4.63
Maintenance Charge	£3,078.61	£0.73
Insurance	£467.78	£0.11
Total Cost	£59,446.39	£14.05

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Excelsior Industrial Estate lies less than a mile south west of Glasgow City Centre and the adjacent Junction 21 of the M8 provides quick access to Scotland's motorway network.



Road

The new M74 Motorway Extension links Junction 21 of the M8 to Junction 1 of the M74 to the south east of Glasgow city centre, providing full motorway connectivity around the city



Airport

Glasgow Airport is less than a 10 minute drive away



Rail

The new M74 Motorway Extension links Junction 21 of the M8 to Junction 1 of the M74 to the south east of Glasgow city centre, providing full motorway connectivity around the city

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (58)

Key Contact



Sarah Black

Customer Engagement Manager

"Sarah joined Industrials in 2020 and is our Customer Engagement Manager for our properties in Scotland. Please drop Sarah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call 0800 1 22 3330



enquiries@industrials.co.uk
0800 1 22 3330

www.industrials.co.uk

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