

Industrial Unit - To Let

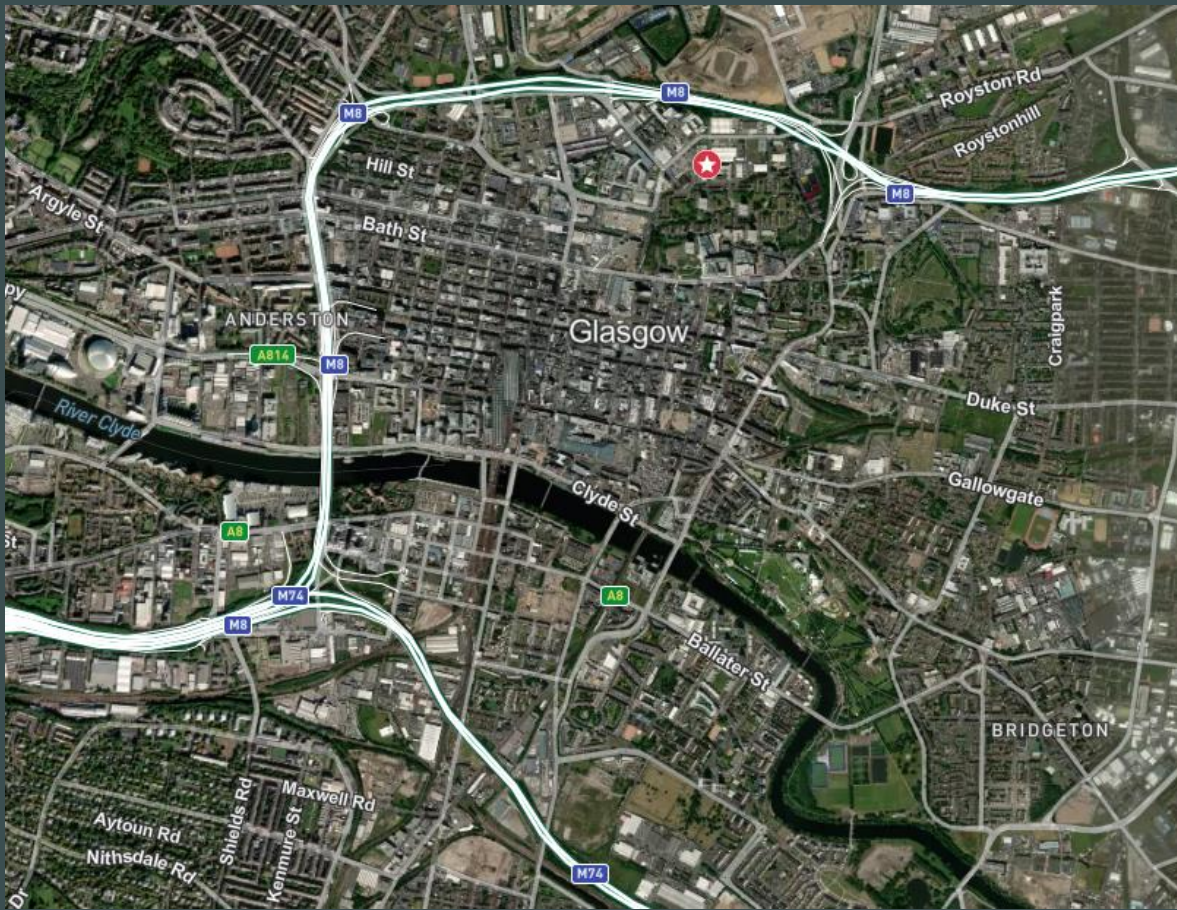
CBRE

Unit 4 Inner City Trading Estate

40 Couper Street, Glasgow, G4 0DL

PRIME CITY CENTRE TRADE COUNTER LOCATION
TO BE FULLY REFURBISHED





Due to Relocation – Rarely Available Prime Trade Counter Location.

The building is located on Inner City Trading Estate ideally located just 1 mile from Glasgow City Centre and Junctions 15 & 16 of the M8 Motorway. The estate is situated in a recognized and popular commercial location with a mix of industrial / warehouse, trade counter, office and car showroom operators as well as new residential and student accommodation developments being built due to the proximity to the city centre as well as Glasgow Caledonian and Strathclyde University.

Description

The unit is located on a popular multi-let industrial / trade counter estate, benefitting from an end terraced position providing frontage to North Wallace Street and visibility to Baird Street. The premises is of steel portal frame construction and blockwork walls, profile metal sheet cladding and concrete floor slab with generous eaves height. There is additional trade counter / office accommodation provided by way of brick built accommodation to the front of the premises. Externally, the premises benefit from a generous shared yard and vehicle / car parking provision.

Accommodation

The accommodation is measured in accordance with the RICS Code of Measuring Practice (6th Ed.) and has the following GIA:

	SQ FT	SQ M
Unit 4	3,788	351.92

Terms

The premises are available on a new Full Repairing and Insuring (FRI) lease.

Rent

Available on request

Viewings

Viewings and further information available via joint letting agents.

Rates

Available on request

VAT

VAT will be payable on the rental and all other costs associated with the property.

Legal Costs

Each party will be responsible for their own legal costs incurred.

AML / KYC

In order to comply with Anti-Money Laundering legislation, the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

Contact Us

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