



Industrial

UNITS 1&2 | IO CENTRE

Springhill Drive South, Glasgow, G69 6GD

UNITS 1&2 | 15,320 SQ FT

Industrial Unit with office accommodation

This unit provides traditional industrial space with purpose built two-storey office accommodation. The unit benefits from, an electric roller shutter door and is suited to a wide variety of uses including light industrial, trade counter and manufacturing.

Lease Type

New



✓ Unit Summary

- Office Accommodation
- Refurbished Unit
- Close to Transport
- Dedicated Car Parking
- 24 Hour Access
- WC facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£131,700.00	£8.60
Rates	£47,523.00	£3.10
Maintenance Charge	£12,800.00	£0.84
Insurance	£3,064.00	£0.20
Total Cost	£195,087.00	£12.73

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.

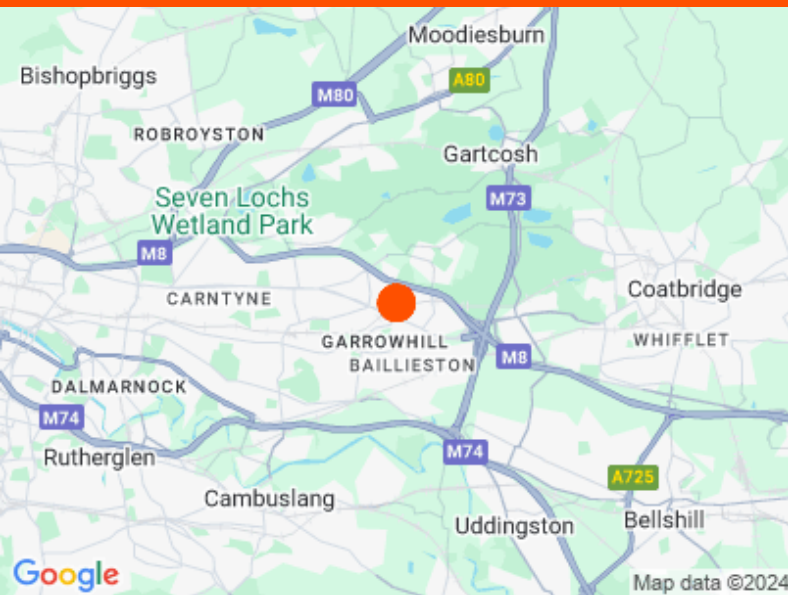
→ For more info please visit: unit.info/UIP0300004

+44(0) 808 169 7554

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Location

IO Centre is located near Glasgow City Centre.



Road
M74: 1 mile



Airport
Glasgow Airport: 16 miles



Rail
M74: 1 mile

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.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (33)

Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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