

TO LET
INDUSTRIAL PREMISES

 **GRAHAM
SIBBALD**



**Unit 10, Linn Park Industrial Estate,
315 Drakemire Drive, Glasgow,
G45 9SS**

- Located within an established industrial estate
- Unit extends to approximately 90.88 sq. m. (978 sq. ft.)
- Benefits from Communal Yard
- New FRI lease available
- Rental offers over £8,000 per annum exclusive of VAT

LOCATION

The subjects are located within an established industrial estate just off Drakemire Drive in the Castlemilk area of Glasgow. The property is located a short distance from the B768 Carmunnock Road, which joins directly with the A726 and A728 to Glasgow.

DESCRIPTION

The subjects provide warehouse accommodation with WC and tea prep facilities. The clear internal eaves height is 5 metres with the manual roller shutter door reaching a height of 3.56 metres. The unit benefits from three phase electricity, a small office, communal yard and associated parking

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Unit 10: 90.88 sq.m. (978 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £8,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

Please note that a rental deposit will be required as part of any letting transaction. Please contact the agents for further information.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £6,800.

The rate poundage for 2026/2027 is £0.48.1 in the pound. Any incoming party may qualify for 100% rates relief under the Small Business Bonus Scheme.

VAT

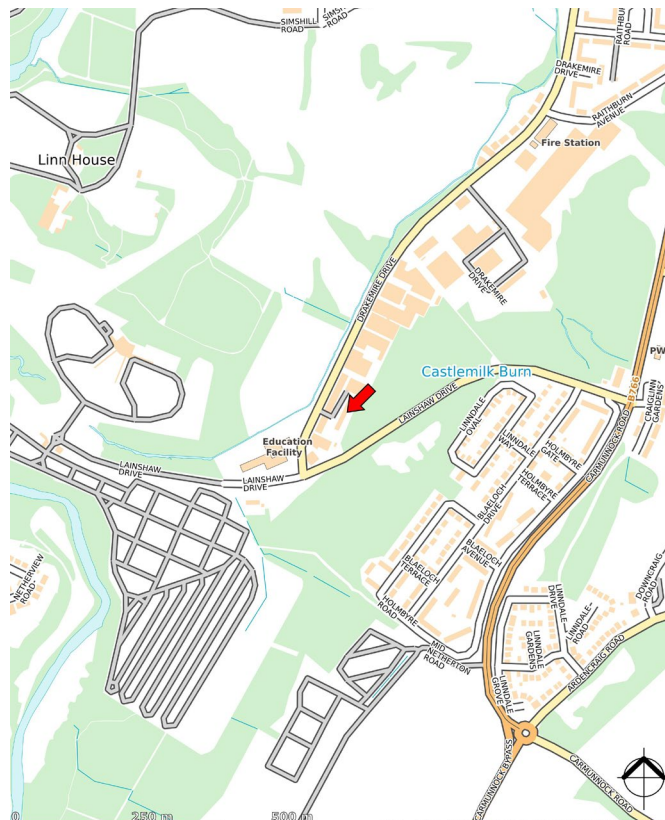
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



LOUISE GARTLAND
Commercial Property Agent
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07917 684 033



TERRY MCFARLANE
Director
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07766 551 663

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.