



M8 Motorway

JUNCTION
16

JUNCTION
17/18

Possil Road

A81 Garscube Road

 PLAY VIDEO

TO LET MODERN MULTI-LET INDUSTRIAL / TRADE ESTATE

861 SQ FT – 9,354 SQ FT

OAKBANK TRADING ESTATE

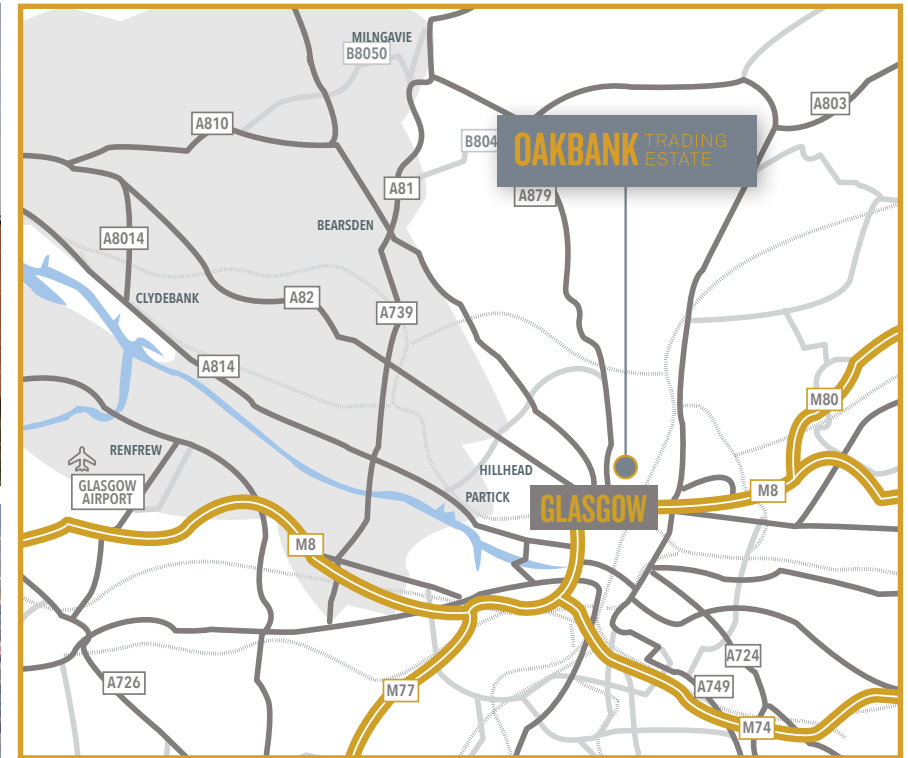
GARSCUBE ROAD | GLASGOW | G20 7LU

- Only one mile north of Glasgow city centre.
- Proximity and easy access to M8 motorway via Junctions 16 and 17/18.
- Well placed to service city centre and west-end businesses.
- Prominently positioned on A81 (Garscube Road) arterial route.
- Located outside of Glasgow Low Emission Zone (LEZ).
- Flexible lease terms and incentives available on select units.

LOCATION

Oakbank Trading Estate is located 1 mile north of Glasgow city centre, and 1.5 miles from the heart of the city's west end, in a prominent position overlooking the A81, a key arterial route, and within a short drive of Junctions 16 and 17/18 of the M8, providing direct access to the national motorway network.

The estate's prominence and catchment has consistently proved attractive to a wide range of national and local companies, and business types.



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|----------------------------------|----------------------------------|
| 1. Oakbank Trading Estate | 7. Port Dundas Business Park |
| 2. M8 Motorway | 8. Speirs Wharf |
| 3. Glasgow CBD | 9. Speirs Locks Development |
| 4. J16/J17/J18 M8 | 10. Arnold Clark Car Showroom |
| 5. Scottish Opera Studios | 11. Forth & Clyde Canal |
| 6. Glasgow Caledonian University | 12. St Gobain Warehouse Facility |

DESCRIPTION & AVAILABILITY

Oakbank Trading Estate comprises 9 blocks of trade and industrial units within a high-quality landscaped environment and offers a variety of unit sizes ranging from approximately 861 sq. ft. up to 11,764 sq. ft. with communal service yards and car parking.

Units within the estate are presented to a high-standard, with typical features including electric roller shutter doors, LED Lighting, and 3-Phase Power. For further information on current availability, please refer to the separate availability schedule



LEASE TERMS

Units are available on standard Full Repairing and Insuring lease terms, for periods to be agreed.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in any transaction, with the tenant responsible for any registration fees and, if applicable, Land & Buildings Transaction tax.

EPC

EPC certificates available on request.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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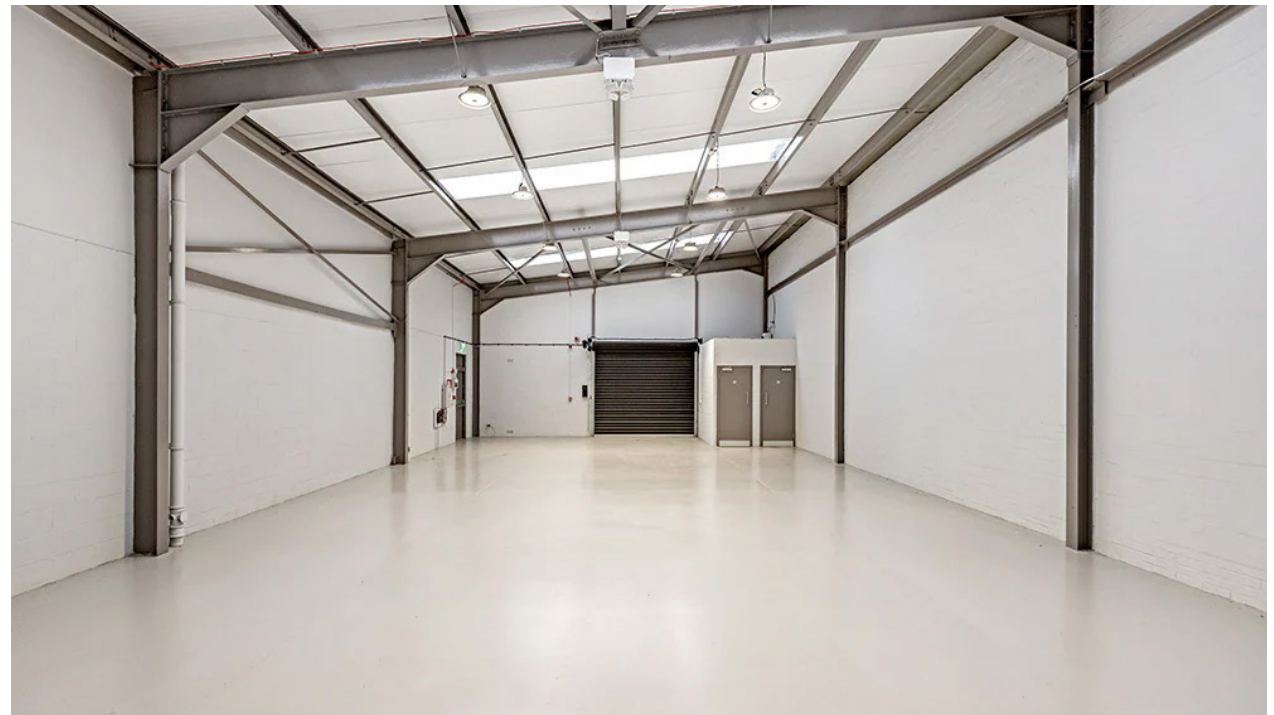
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