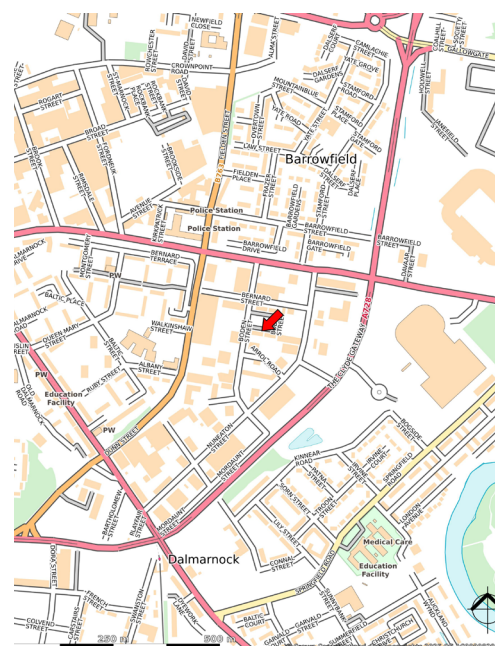




## Unit 14, 95 Boden Street, Glasgow, G40 3QF

- Mid-terrace industrial unit
- Situated within an established industrial estate
- Extends to approximately 43.98 sq m (473 sq ft)
- New FRI lease available
- Rental offers in excess of £5,000 per annum, exclusive of VAT.



## LOCATION

The subjects are located on the east side of Boden Street, within Boden Street Industrial Estate, in the Dalmarnock area of Glasgow approximately two miles east of Glasgow city centre.

The subjects benefit from nearby access to the M8 and M74, which lead to the wider UK motorway network. The subject property is approx. 12 mins walking distance from Bridgeton Railway Station and approximately 10 mins walking distance from Dalmarnock Railways station.

## DESCRIPTION

The subjects comprise a mid-terrace industrial unit within a larger terrace of four similar units. The subject property offers light industrial accommodation, electric steel roller shutter and internal WC. Neighbouring tenants are a mix of independent occupiers. The subjects would suit a variety of uses, subject to obtaining the necessary planning consent.

## ACCOMMODATION

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

Total Area: 43.98 sq m (473 sq ft)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £5,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advanced rental payment. Full details are available from the letting agents.

## SERVICE CHARGE

The premises will have additional service charge costs. Full details are available from the letting agents.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £3,600.

The poundage rates for 2024/2025 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of 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 bear their own legal costs, however for the avoidance of doubt the ingoing tenant shall be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



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**Louise Gartland**  
Commercial Agent  
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## 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.
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6. Date of Publication: March 2025