



Industrial

UNIT 3 | IO CENTRE

Springhill Drive South, Glasgow, G69 6GD

UNIT 3 | 9,920 SQ FT

Industrial unit with Office Accommodation

The unit provides traditional industrial space with a steel portal frame construction and metal clad elevations. It benefits from a level access electric roller shutter door, a pedestrian entrance and three phase power. The eaves measures 6.5m and there is ground and first floor office accommodation. A refurbishment is planned for the premises and it is due to be available Q2 2025.

Local occupiers include Euro Car Parts and Amazon.

Lease Type

New

Images coming soon

Unit Summary

- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Refurbished Unit
- Car Parking
- Well Maintained Estate

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£87,600.00	£8.83
Rates	£32,448.50	£3.27
Maintenance Charge	£8,300.00	£0.84
Insurance	£1,984.00	£0.20
Total Cost	£130,332.50	£13.14

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.

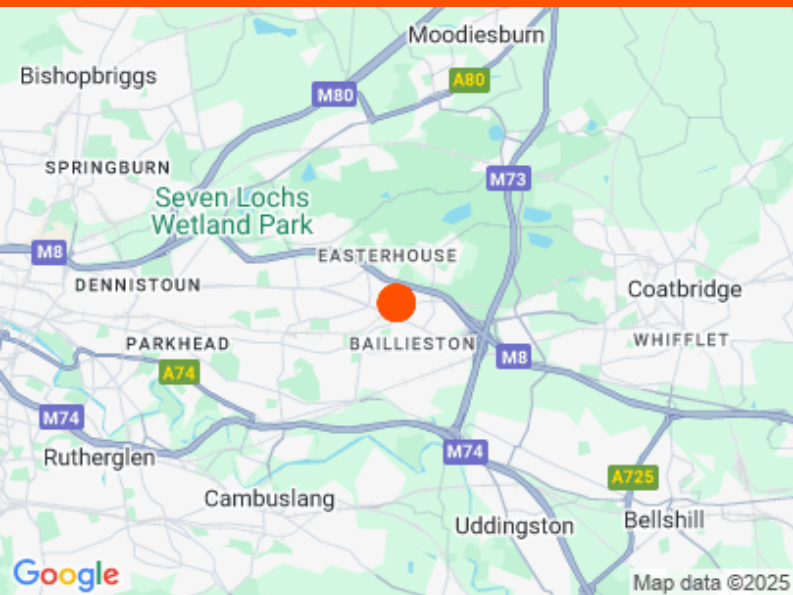
For more info please visit: unit.info/UIP03000001

+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	A (9)

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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