





## LOCATION

The subjects are located within Linn Park 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 unit provides industrial warehouse accommodation of steel portal frame construction, with a mezzanine office/storage space.

The property benefits from manual roller shutter measuring 3.16 meter in height in addition to a single pedestrian access door. There is a communal yard with parking. Internally, the subjects benefit from a concrete floor, metal sheet roofing and three phase electrical power.

## ACCOMMODATION

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

Floor	SQ.M	SQ.FT
Ground	89.65	965
Mezzanine	56.21	605
Total	145.86	1570

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £12,000 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 advance 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 £5,600.

The rate poundage 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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## 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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025