

TO LET

Trade, Industrial, Leisure and Retail Premises

493 sq m – 8,190 sq m

(5,310 sq ft – 88,158 sq ft) Available

The Point Trade and Retail Park
Saracen Street,
Port Dundas / Hamiltonhill,
Glasgow, G22 5HT



Property Highlights

- Suitable for a variety of uses including trade, industrial, leisure and retail
- Located at busy four-way road junction fronting Saracen Street
- Communal on site car parking and good public transport links
- CCTV, floodlighting and 24-hour security
- To be extensively refurbished
- Immediate entry

Location

The subjects are situated in the popular Port Dundas district of Glasgow. The subject properties are located approximately 1.5 miles north from Glasgow city centre and a few minutes by car from Junction 16 of the M8.

The Point is a long established and popular business location, within its own secured site next to the busy apex and four-way junction of Possil Road, Craighill Road, Keppochill Road and Saracen Street.

The estate is of general business, industrial and retail use, with notable nearby occupiers including the following: Toolstation, Howdens, Screwfix and Euro Car Parts.

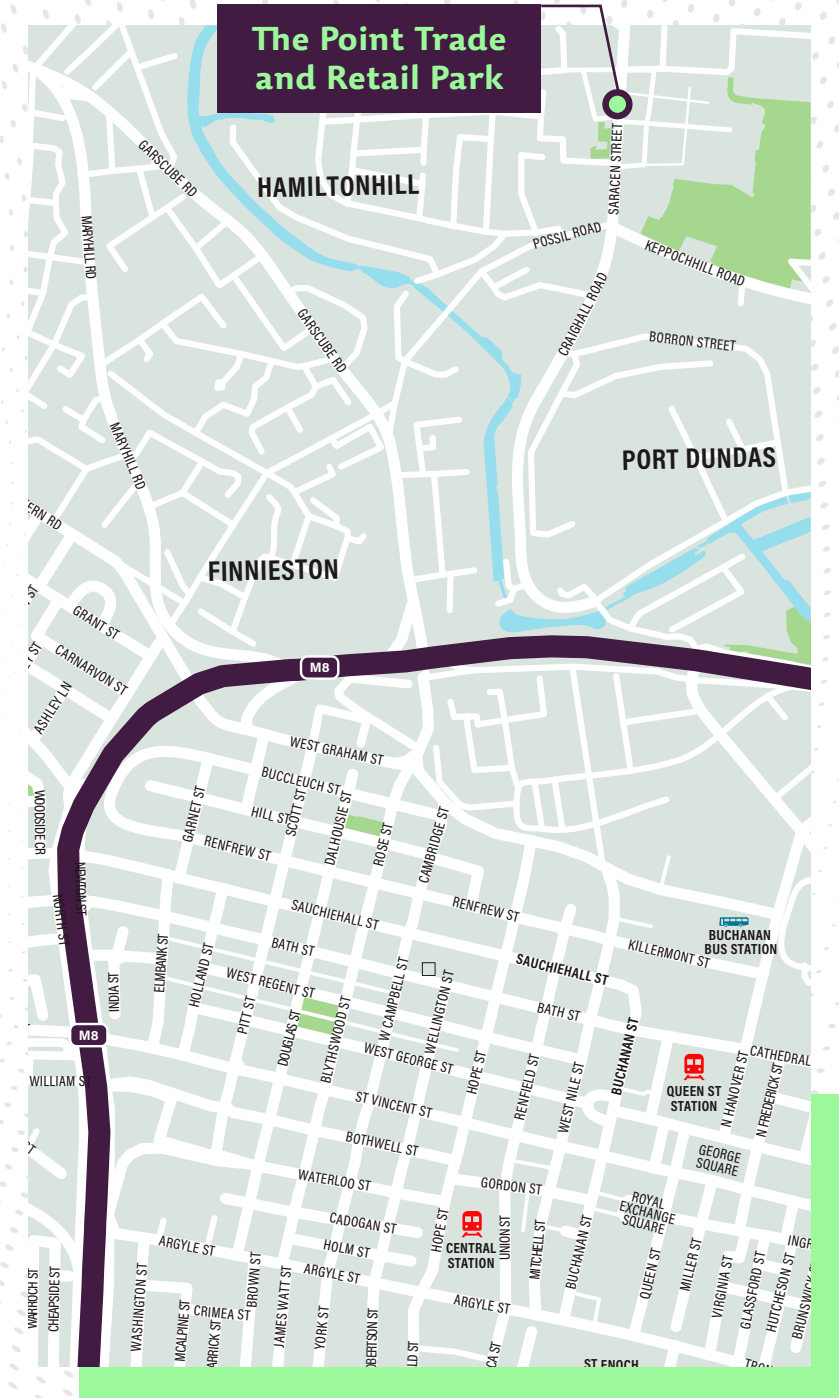
Major retailers within close proximity include Booker Cash & Carry, Lidl, Home Bargains and B&M and are all within a 5-minute drive from the subject properties.



**5-minute drive
from major
retailers**



**1.5 miles north
of Glasgow
city centre**



UNIT 2 UNDER OFFER

Unit
2/3

Unit
4A

Unit
5A

Glasgow
Angling Centre

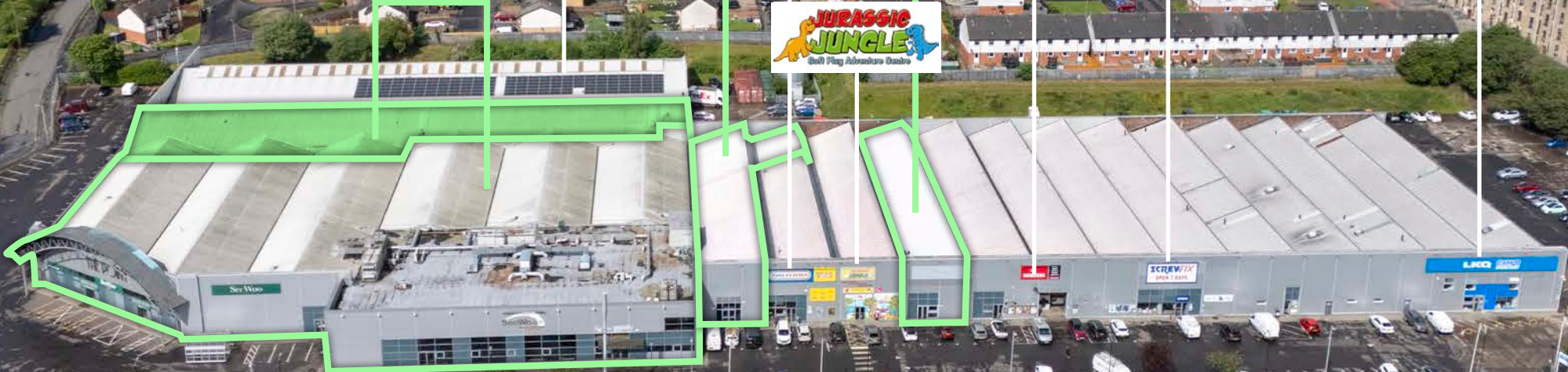
TOOLSTATION

JURASSIC
JUNGLE
Soft Play Adventure Centre

HOWDENS

SCREWFIX

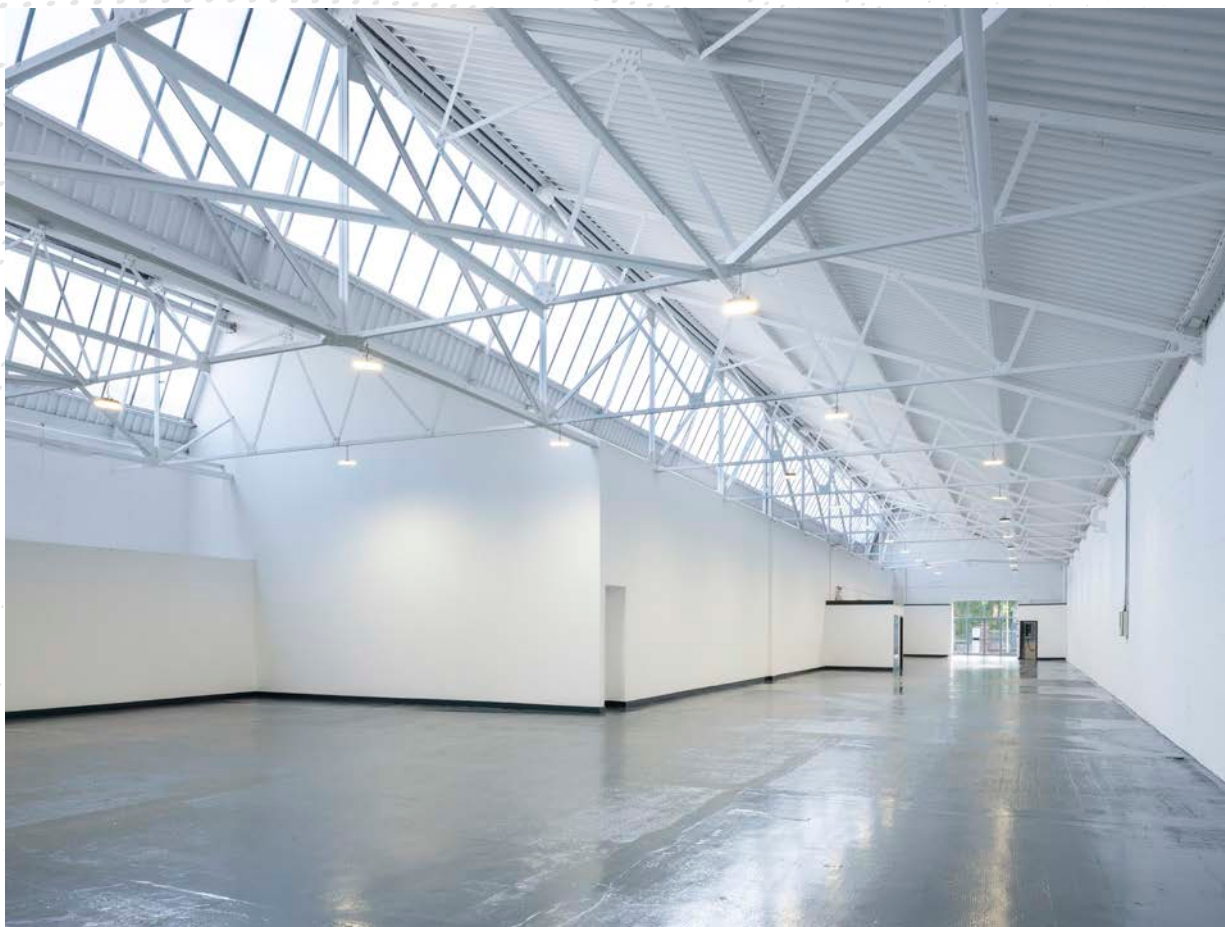
LKQ
EURO
CAR PARTS



Saracen Street

Units 4A and 5A Availability

Unit	Size sq m (sq ft)	Rateable Value
4A	619 sq m (6,663 sq ft)	£51,500
5A	493 sq m (5,310 sq ft)	£40,250



Description

The subjects consist of two modern industrial / trade units of steel truss frame construction over a concrete floor with profile cladding externally. The pitched roof includes north-facing translucent roof lights. Both units have been newly refurbished throughout.

Internally, the units predominantly offer open plan floor layouts with the following specification:

- Concrete flooring
- Brick walls
- WC facilities
- LED lighting
- Three phase power supply.

Vehicle access is offered to the rear of both units and is provided via roller shutter commercial doors with separate glazed glass pedestrian access to the front of the building. The units benefit from communal yard space to the rear of both units, as well as ample car parking provisions at either end of the building.

Lease Terms

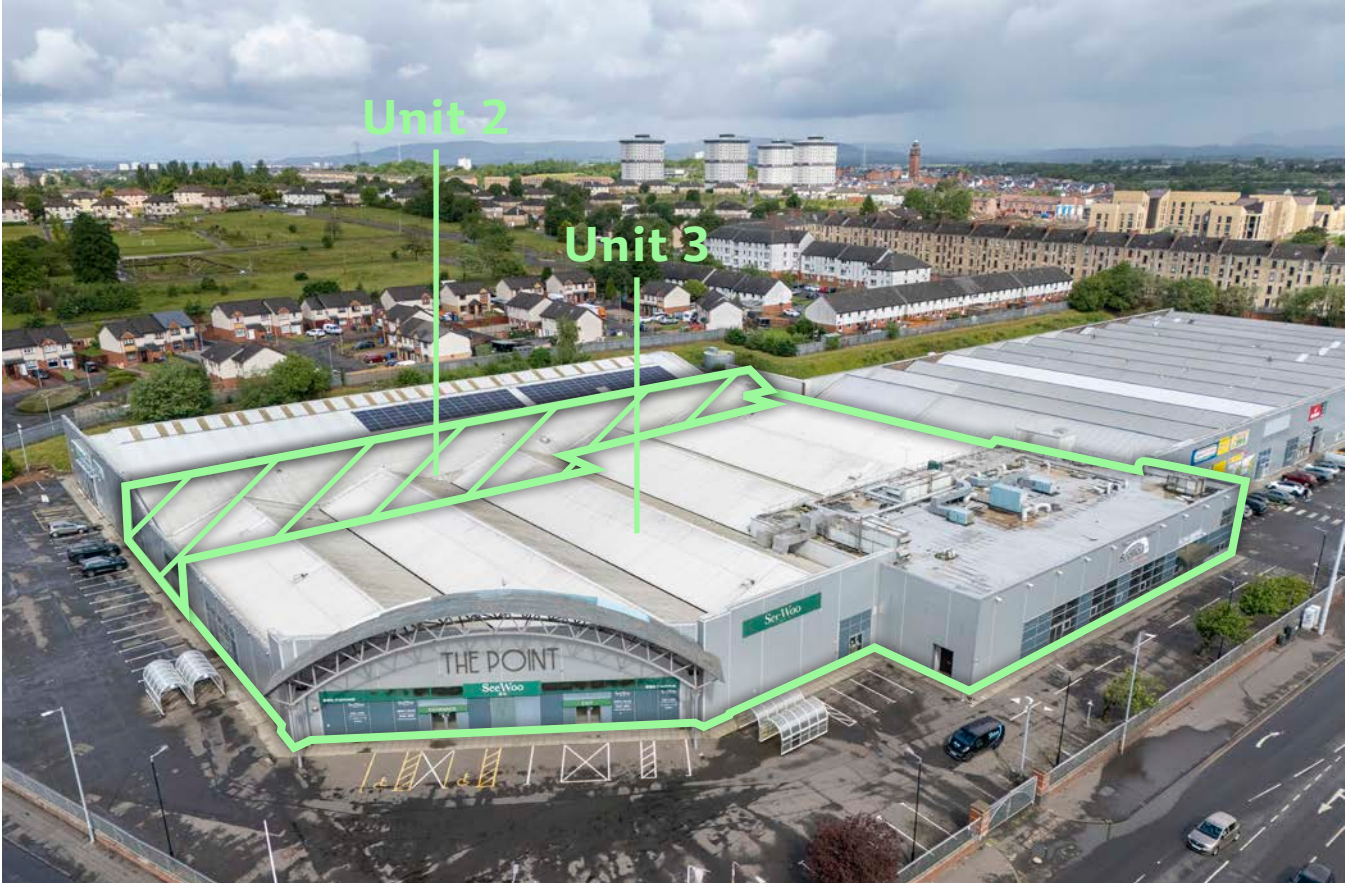
The premises are available immediately on a new full repairing and insuring lease. Pricing will be provided upon request. For further information on lease terms please get in touch with the sole letting agent.

Unit 2/3 Availability

Unit	Size sq m (sq ft)	Availability
2	2,585 sq m (27,824 sq ft)	Under offer
3	5,605 sq m (60,334 sq ft)	Available now



To be extensively refurbished



Description

The subjects consist of two modern industrial / trade units of steel portal frame construction over a concrete floor with profile cladding externally. The pitched roof includes translucent roof panels. Both will be refurbished throughout.

Internally, the units predominantly offer open plan floor layouts with the following specification:

- Concrete flooring
- Brick walls
- WC facilities
- LED lighting
- Three phase power supply

Vehicle access is offered to the rear of the subjects and is provided via roller shutter commercial doors with separate glazed glass pedestrian access to the front of the building. The units benefit from communal yard space around the front facing side of the building, as well as ample car parking provisions at either end of the building.

Lease Terms

The premises are available immediately on a new full repairing and insuring lease. Pricing will be provided upon request. For further information on lease terms please get in touch with the sole letting agent.

Legal Costs

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for VAT, Land and Buildings Transaction Tax and any registration dues.

VAT

All prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Service Charge

There is a small service charge for the common maintenance of the estate. Further details are available on request.

EPC

Unit 4A	C
Unit 5A	E
Units 2/3	G



Viewing and Further Information

Please get in touch with our letting agent for more details.

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