TO LET

DALKIN + CO

LIGHT INDUSTRIAL / WAREHOUSE PREMISES

BLOCK 2 UNIT 4, NUNEATON INDUSTRIAL ESTATE, BRIDGETON, GLASGOW, G40 3JU

Well-presented unit situated within popular industrial estate

Convenient location, 2 miles east of Glasgow city centre

Excellent M74 & M8 motorway access

Available for immediate occupation

New FRI lease available

4 M Eaves

Close vicinity to Dalmarnock Train Station

Location

Located within the popular Nuneaton Industrial Estate within the Bridgeton area of Glasgow approximately 2 miles east of the city centre.

More specially the subjects are situated on west side of Nuneaton Street at its junction with Baltic Street. Convenient motorway access provided; Junction 2 of the M74 is approx. 1.5 miles south & Junction 14 of the M8 approximately 2 miles north. Dalmarnock Train Station connects with Glasgow Central Station.

Walking distance of local eating and shopping amenities at Bridgeton as well as Tesco, McDonald and KFC at Dalmarnock. Neighbouring occupiers include Catering World, MKM Building Supplies, Calder Millerfield, Safes International, Clearwater as well as the Emirates Stadium.

Standard Buildings, 94 Hope St, Glasgow G2 6PH
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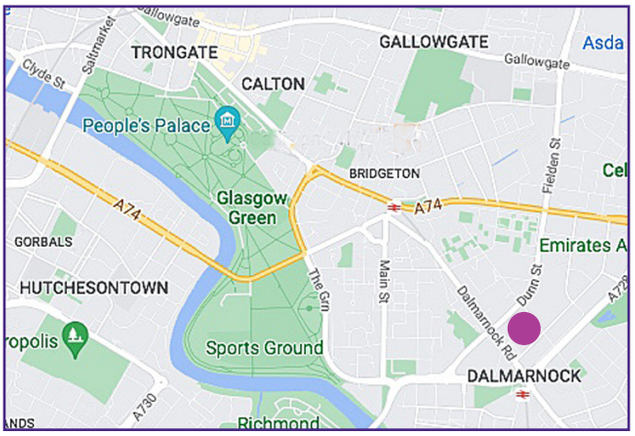

Description
The subjects are a mid-terraced industrial premises of steel portal frame construction. Vehicle access is via a roller shutter door.

Internally provides open-plan accommodation. The property benefits from Phase 3 power supply. 24-hour estate CCTV is in place.

The landlord has combined next door to provide a larger double unit and has sorted out the floor. An electric roller shutter provides vehicular access to the space - 4m width and 3m height.

Accommodation
NIA - 193 sq.m. (2,077 sq.ft.) approx
4.1m Eaves Height

Business Rates
The subjects have a current RV of £15,000.

The ingoing tenant may be able to claim tapered rates relief at the RV is between £12,000 and £15,000 - further details on request.

EPC
Available on request.

Rent
£20,000 per annum.

VAT
All prices, premiums and rents quoted are exclusive of VAT.

Entry
Immediate entry is available.

ANTI MONEY LAUNDERING
In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information
By prior arrangement with the joint agent.

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