

DALKIN + CO

TO LET

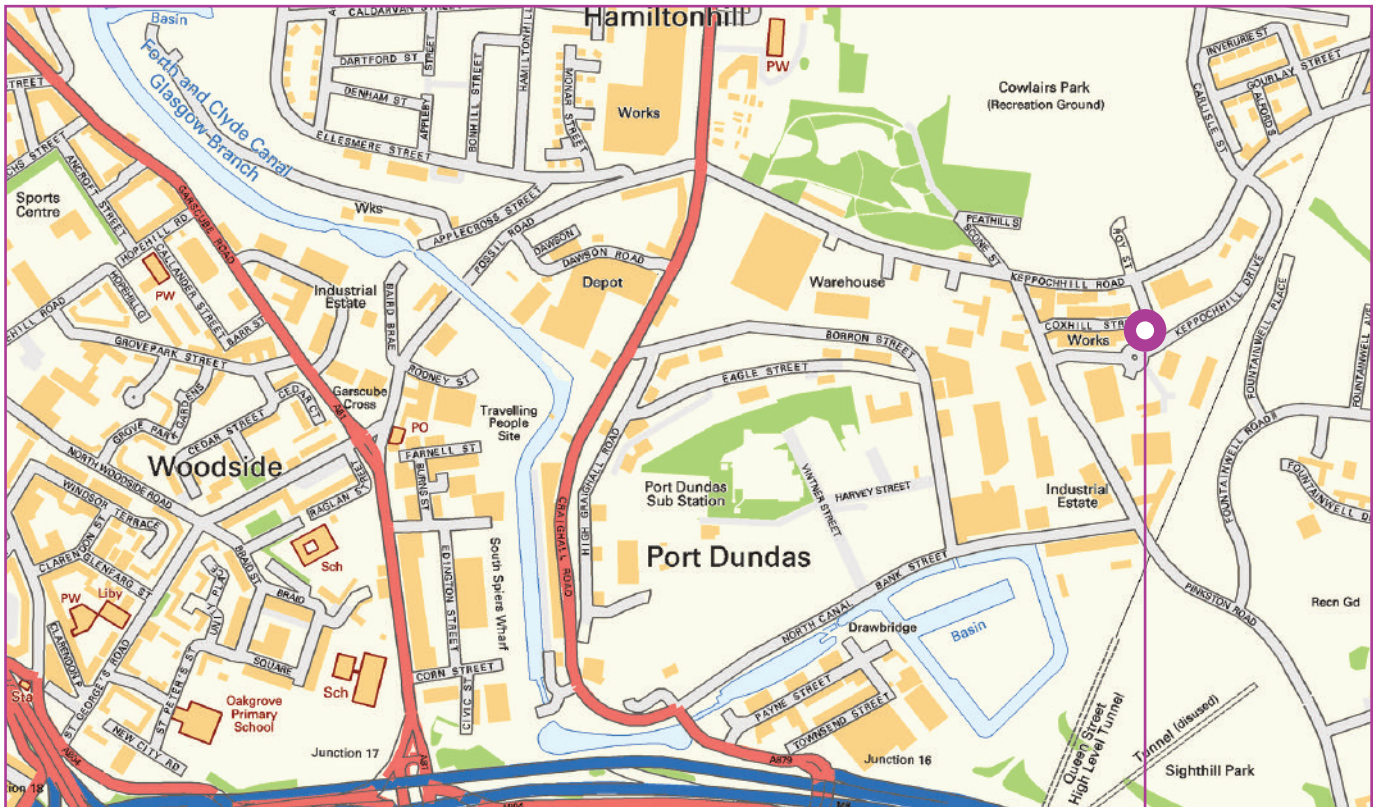
FULLY FITTED FOOD PRODUCTION UNIT / COLD STORE



**84 COXHILL STREET
GLASGOW
G21 1HL**

Standard Buildings, 94 Hope St, Glasgow G2 6PH
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07766 203 213



Location

The subjects are located some 3 miles north of the City Centre and lie between PORT DUNDAS and SIGHTHILL.

The unit and yard is located on the south side of Coxhill Street between its junctions with Keppochhill Road and Pinkston Road.

The surrounding area is known for being a specialist food production and distribution district with **LOMOND THE WHOLESALE FOOD CO** being next door alongside **STC**; **ARGO FOODS** and **PUNJAB POULTRY + MEAT LTD** whilst **MCGHEES** and **GRAHAMS THE FAMILY DAIRY** are both in the immediate vicinity.

Description

The subjects comprise a small single storey shed and office with a small secure yard.

The warehouse section has been fitted out to provide a specialist food production unit with associated offices and secure yard area.





Accommodation

The warehouse includes the following

BIG FREEZER (6m x 8.75m)

SMALL BLAST (4.7m x 1.7m + 1.1m x 1.1m)

CHILL (4.6m x 5m) connected to PREP ROOM (3.1m x 4.5m)

BIG CHILL (5.8m x 8.3m)

There is also a cleaning station / store room / staff area including toilets and kitchen and a main warehouse area for circulation.

The warehouse is accessed via 2 separate electric roller shutter doors (4m high + 3.8m wide) from the secure yard area.

There is also separate office block which has been split into 3 offices with kitchen and toilets.

Warehouse and cold store area 402 sqm (4,327 sqft)

Offices 70sqm (753 sqft)





Rent

Offers in excess of £35,000 per annum are invited.

Lease

A new lease is offered for a minimum period of 5 years.

A longer term lease is available but will include 5 yearly rent reviews - details on request.

Rateable Value

The subjects have a current rateable value of £15,000.

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

Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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