

## TO LET - INDUSTRIAL / TRADE COUNTER

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LONDON ROAD INDUSTRIAL ESTATE  
ARROL PLACE, GLASGOW, G40 3NY



### KEY HIGHLIGHTS

- 2,507 sq ft
- Fully refurbished to a high standard
- Generous communal yard / parking provided
- Nearby public rail and bus links
- Highly prominent fronting onto London Road
- Units can be combined to satisfy larger requirements
- Some units are eligible for 100% rates relief under Small Business Bonus Scheme
- Highly convenient M74 & M8 motorway access

## SUMMARY

Available Size	2,507 sq ft
Rent	£10 per sq ft
Business Rates	Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

London Road Industrial Estate comprises a terrace of industrial units of steel portal frame construction with secure communal parking.

The units have undergone a full internal and external refurb and benefit from;

Electrically operated vehicle access doors of 2.99m wide x 3.17m high

Translucent roof panels allow for excellent levels of natural daylight

LED lighting units provided

Male & Female WC's

Mains supplies to gas, water and electricity (3 x phase)

## LOCATION

London Road Industrial Estate is situated just 1.5 miles east of Glasgow city centre on the corner of Arrol Place/ Nuneaton Street and London Road.

M8 motorway access is provided 2 miles north and M74 motorway access just 1.5 miles south.

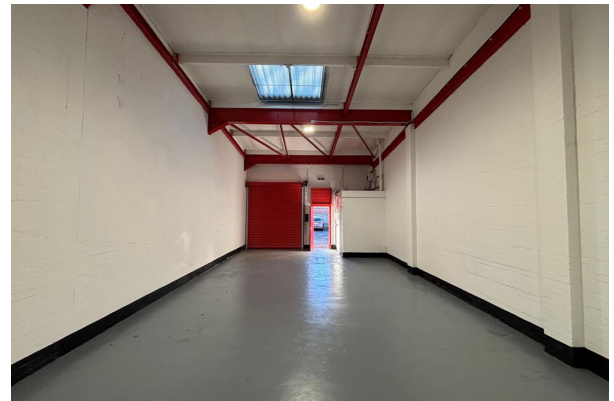
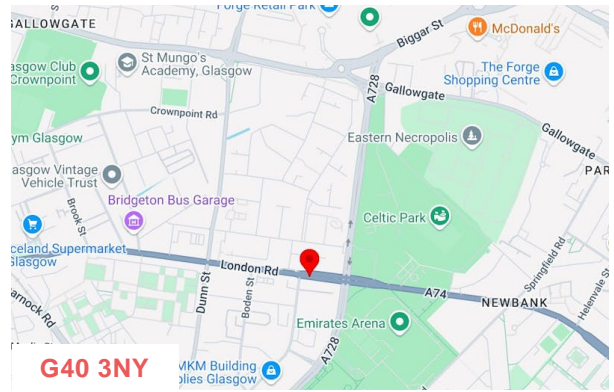
Excellent public transport links are provided with regular bus services operating on London Road and Dalrnock Railway Station is a 10-minute walk south.

Neighbouring occupiers include TNC Electrical Services, L&S Litho Printers, Kelsen Projects, First Truck & Van, MKM.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	2,445	227.15	£24,045 /sq ft	Under Offer
Unit - 6	1,140	105.91	£11,400 /annum	Under Offer
Unit - 7	2,507	232.91	£25,070 /annum	Available
<b>Total</b>	<b>6,092</b>	<b>565.97</b>		



## VIEWING & FURTHER INFORMATION

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