

TO LET

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David Allison & Company
Chartered Surveyors



WORKSHOP/STORAGE UNIT

UNIT 2, 1987 Maryhill Rd, Glasgow, G20 0BT

- Net Internal Area: 49.28 sq m (530 sq ft)
- Business /Storage space suitable for a variety of occupiers
- 100% rates relief available
- Large Car parking area available for staff/customers
- Directly adjacent to Maryhill Railway Station
- Highly accessible location close to Bearsden/Milngavie and convenient for City Centre

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DESCRIPTION

The property forms part of a small Business space development and comprises a small workshop/storage unit which would readily suit a variety of alternative occupiers. The unit has a 3 phase power supply and exclusive toilet facility. All units have the benefit of shared use of the large car parking area for staff or visiting clients, and the whole development is fully enclosed by security fencing with gated entrance from Maryhill Road controlling entry to the site.

LOCATION

The subjects are located adjacent to Maryhill Railway station off the south side of Maryhill Road, close to the dual carriageway section leading to Kelvin Science Park and beyond to Bearsden and Milngavie. The location is highly accessible by rail or bus, and convenient for travel to and from the City Centre, and for Bearsden and Milngavie and the outlying areas. Neighbouring occupiers in the development include By Storm by Joyce Young, and Creative Blinds.

FLOOR AREAS

The accommodation comprises the following

	Sq ft	Sq m
Workshop	422	39.24
Mezzanine	108	10.04
Total	530	49.28

RATEABLE VALUE

£2,900. The property qualifies for 100% rates relief under the Small Business Bonus Scheme.

EPC

The premises have an EPC rating of 'A'.

TERMS

The premises are available on the basis of a new lease of negotiable duration on the standard tenants fully repairing and insuring terms.

RENT

£5,000 per annum.

LEGAL COSTS

In the normal way each party will be responsible for their own legal costs incurred in the transaction.

VAT

The rental quoted is exclusive of VAT.

ENTRY

By arrangement.

Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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