

TO LET - INDUSTRIAL

UNIT 9 CENTURY BUSINESS PARK

Cornwall Street South, Kinning Park, Glasgow, G41 1AA

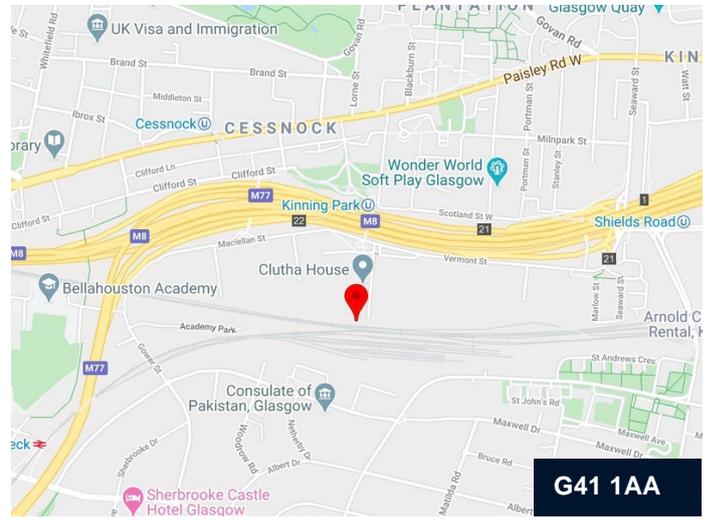


Key Highlights

- Brick and block external walls with Kingspan cladding
- Internal & external lighting installations
- Aluminium framed and glazed doors
- Electric gate access to fully secure estate
- 3 phase electricity and gas supply
- CCTV
- 10% translucent panels

SAVILLS
163 West George Street
Glasgow G2 2JJ
0141 248 7342
savills.co.uk





Location

Kinning Park is one of the closest industrial and business locations to Glasgow's City Centre. It is situated adjacent to Junction 22 of the M8, the primary route between Glasgow and Edinburgh, and both the M74 and M77 are accessible from nearby Junctions 20 and 22. The M74 offers a direct link to Glasgow's south east and onto the M6 with the M77 linking with Glasgow's southside and onto Ayrshire.

Glasgow International Airport is 9 miles west of the location accessed from Junction 29 (St James Interchange).

The proximity to Kinning Park subway station (3 minutes walk), Shields Road subway station incorporating a Park & Ride facility and the M8 motorway all provide unrivalled access for staff to the amenities of Glasgow's City Centre and the main transport hubs including Glasgow Central railway station.

Description

The estate has the following specification:

- Electric gate access to a fully secure estate
- CCTV
- Brick and block external walls with Kingspan cladding
- Kingspan clad roof incorporation 10% translucent panels
- Aluminium framed and glazed doors
- Electrically operated sectional overhead doors 4.15m (width) by 5m (height)
- Internal and external lighting installations
- 3 phase electricity and gas supply

Viewings

Available on request.

Terms

Available on application.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the gross internal area of the subjects to be:

1,639 sq ft (152.26 sq m)

Energy Performance Certificate

The property has an EPC rating of C.

Rateable Value

The property has a rateable value of £9,400 (April 2017).

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Contact

Jonathon Webster

07976910987

jonathon.webster@savills.com

Ross Sinclair

07557972955

rsinclair@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 11/08/2020