

TO LET - INDUSTRIAL

ST ANDREWS INDUSTRIAL ESTATE

Devon Place, Glasgow, G41 1RD



Key Highlights

- 11,171 sq ft
- Excellent connectivity to M8 / M74
- Newly refurbished modern industrial units
- Easy access to Glasgow City Centre

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Location

St Andrews Industrial Estate is located on the south side of Glasgow between the Laurieston and Eglinton Toll districts of the city and comprises of 9 units, extending to approximately 70,000 sqft (6,503 sqm).

The estate lies only 2 miles from the city centre with excellent access to and from both the M8 (less than 1 mile) and the M74 (1.5 miles). From the motorways St Andrews Industrial Estate is accessed via Eglinton Street (A77), taking a left onto Devon Street before crossing Pollockshaws Road into Devon Place.

Existing occupiers include Newey & Eyre, Ross Electrical and James Kidd.

Description

The available accommodation comprises 2 adjacent industrial units which are self contained within the terrace however works to create inter-connecting units could easily be erected.

Each unit provides shell accommodation, a clear internal height of approximately 16 ft (4.86m), WC facilities, 3 phase electricity supply, large roller shutter loading door and separate pedestrian access door.

The units could be fitted out to provide office accommodation.

Accommodation

Unit 1B (South) - 5,870 sqft

Unit 1B (North) - 5,301 sqft

Unit 1B (North/South) - 11,171 sqft

Energy Performance Certificate

Available on request.

Rateable Value

Details of the properties' Rateable Values are included on the availability schedule and interested parties should make their own enquiries with the local Assessor.

Legal Costs

Each party will bear their own legal costs in the documentation of this transaction, with the ingoing tenant(s) responsible for Registration fees and any Land & Buildings Transaction Tax.

Terms

Available on application.

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