

LIGHT INDUSTRIAL UNIT

- GIA: 199.73 SQ M (2,150 SQ.FT)
- COMBINATION OF INDUSTRIAL AND OFFICE SPACE
- 3-PHASE ELECTRICITY SUPPLY
- DEDICATED PARKING AVAILABLE
- CLOSE PROXIMITY TO CITY CENTRE
- SHORT DRIVING DISTANCE FROM JUNCTION 15 OF M8
- POPULAR INDUSTRIAL LOCATION
- RENT: £14,000 PER ANNUM



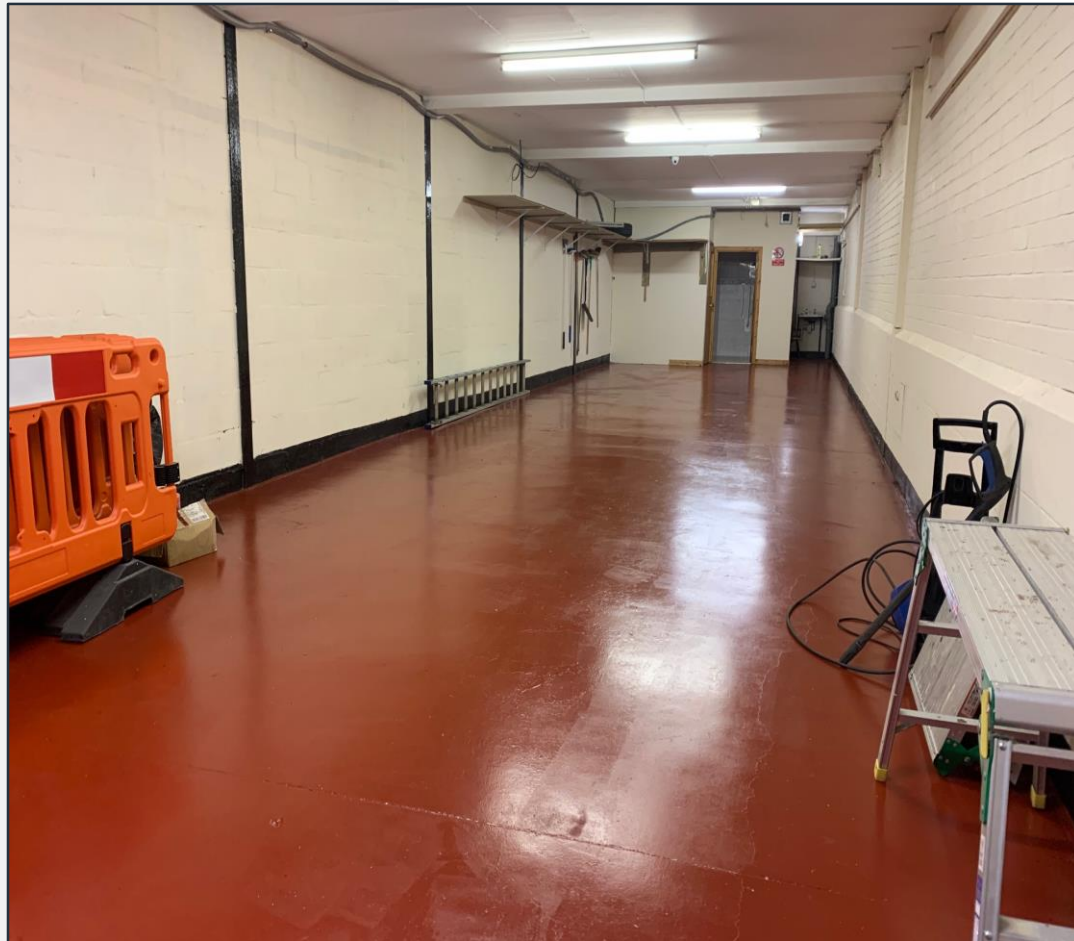
TO LET

12 HANSON STREET, GLASGOW G31 2JW

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 5th floor, 80 St. Vincent Street, Glasgow, G2 5UB, 0141 331 28067
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LOCATION

The subjects are located on the east side of Hanson Street and within a mixed-use area to the south of Alexandra Parade. The property lies a short distance to the east of Glasgow City Centre, situated approximately 5 minutes from the city centre benefitting from access to the M8 motorway which links to all major road networks throughout the city.

Occupiers upon Hanson Street comprise a mix of residential apartments and a BUPA Healthcare facility whilst directly opposite, is a former local school which has a live planning application to be converted into residential accommodation.

The subjects form part of a small terrace of Industrial Units with other occupiers in the terrace including a local car sales business and a car mechanics.

DESCRIPTION

The subjects comprise a 2 storey industrial unit of brick and block construction with cladding finish to the front elevation and a shallow pitch roof. The subjects benefit from an area of off-street parking/yard space immediately to the front of the Units. The layout of the unit provides for a useful combination of workshop and good quality offices.

Access to the property is taken via a pedestrian doorway or electric roller shutter. The property comprises industrial space at the ground floor level and office accommodation on the first floor. The ground floor includes W/C facilities and a fire exit to the rear.

Flooring throughout the ground floor is a mix of concrete and tiled finish. Walls are painted blockwork and the ceiling is plastered with fluorescent strip lighting. Electricity is provided via a 3-Phase Electricity supply with the unit being heated via gas blower heater.

The first floor comprises 4 individual offices, kitchen prep area and w/c facilities. Flooring is carpeted throughout with the walls being plasterboard and painted. The ceiling is of suspended tile finish with LED spotlights. Natural daylight is gained in the office space via double glazed window units.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £12,700. The rate poundage for 2019/2020 is £0.49 in the pound.

If an occupier qualifies for the Small Business Bonus Scheme they may receive 100% rates relief.

RENTAL PRICE

Offers in excess of £14,000 per annum are invited for the property.

PLANNING

We assume the property has Class 4, 5 and 6 Planning Consent in line with its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

EPC

This property has an EPC rating of 'E'. A copy of the Energy Performance Certificate can be provided to interested parties.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

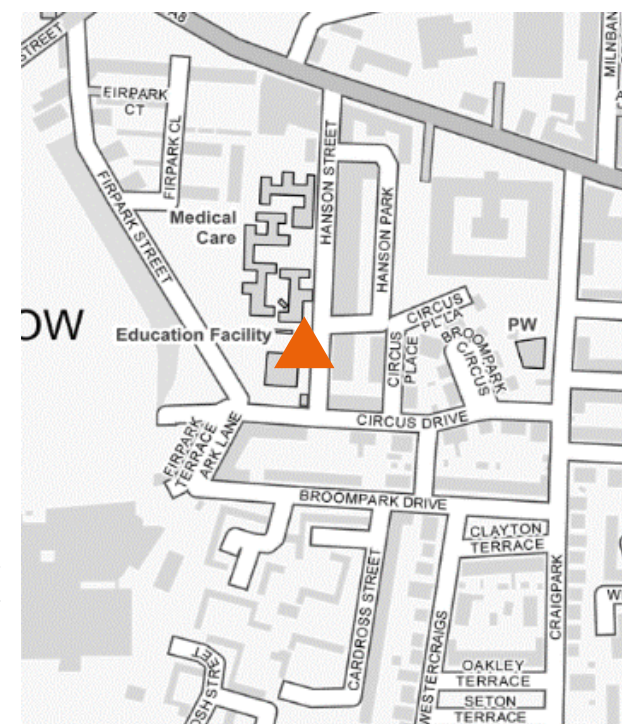
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend as follows:

ACCOMMODATION	SqM	SqFt
Ground Floor (Industrial)	106.94	1,151
First Floor (Office)	92.79	999
TOTAL	199.73	2,150



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