

Industrial

# Unit 47 | Anniesland Business Park

📍 Netherton Road, Glasgow, Lanarkshire, Scotland, G13 1EU

## Unit 47 | 1,200 sq ft

Versatile, high quality industrial unit in a premier industrial location

Unit 47 offers a clean, bright warehouse or workshop space with energy efficient LED lighting and electric roller shutter door for easy access. A small office and W/C facilities are installed so the unit is ready for immediate use. This unit would be ideal for retail warehousing, light industrial or manufacturing. Anniesland Business Park offers 24 hour access, with security staff on site 24/7 and extensive CCTV coverage. There is an abundance of shared car parking for staff and customers, with the site benefiting from recent resurfacing and relining works.

Lease Type

New



### ✔ Unit Summary


- Premier Industrial Location
- CCTV
- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Electric Roller Shutter Door

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,000.00	£10.00
Rates	£4,435.20	£3.70
Maintenance Charge	£1,959.57	£1.63
Insurance	£129.11	£0.11
<b>Total Cost</b>	<b>£18,523.88</b>	<b>£15.44</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Anniesland Business Park is located three miles north-west of Glasgow city centre. The estate is a prime trade, industrial and business location which is well placed to service businesses and markets located to the north and west of Glasgow



### Road

The estate is located immediately to the north of the junction of Great Western Road (A82) and Crow Road. The Clyde Tunnel provides direct access to the M8 and its junction with the M74.



### Airport

Glasgow Airport lies approximately 6 miles west of Anniesland and is within a 15 minute drive



### Rail

The estate is located immediately to the north of the junction of Great Western Road (A82) and Crow Road. The Clyde Tunnel provides direct access to the M8 and its junction with the M74.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D

## Key Contacts



Industrials Asset Manager

**Louise Kandel**

 +44 (0)800 122 3690



enquiries@industrials.co.uk  
0800 122 3690

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**Letting Agent: Industrials - Sarah Black**

 180 Great Portland Street, London, W1W 5QZ



**Letting Agent: Ryden**

 130 St Vincent Street, G2 5HF