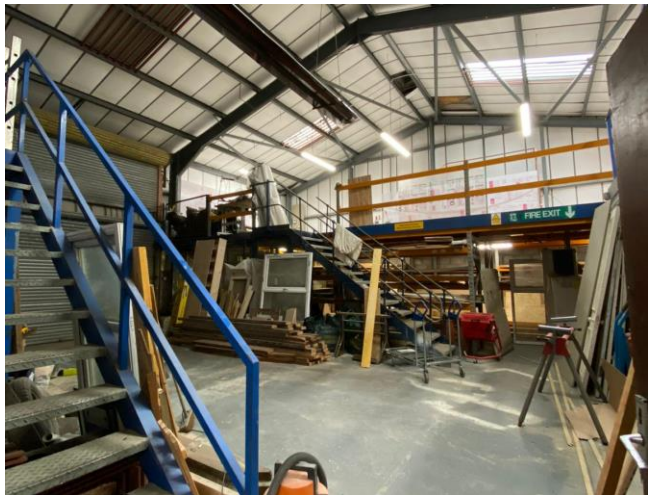
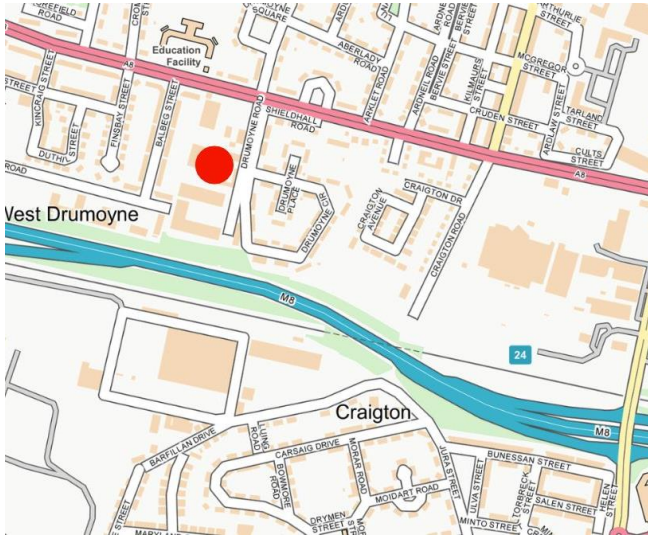




TO LET - 316 DRUMOYNE ROAD, GOVAN, GLASGOW, G51 4DJ
STANDALONE INDUSTRIAL PREMISES WITH OFFICES
305.93 SQ M (3,293 SQ FT)



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Location

- Located within the Govan area of Glasgow approximately 3.5 miles west of the city centre and just south of its junction with the A8 Shieldhall Road
- M8 motorway access provided via Junction 24 approx 1 mile east that connects with the M74 and M77 motorways
- The Clyde Tunnel is accessible just west of the subjects connecting with the west and north side of the city
- Regular bus routes operate on Shieldhall Road just south and Cardonald Railway Station is a 15 minute walk south-west
- Eating and shopping amenities are found a couple of minutes walk north where there is a Greggs, Black Rooster Peri Peri, Domino's Pizza

Description

- Standalone industrial premises of steel portal frame construction with a secure shared yard plus parking
- Internally provides open-plan warehouse accommodation
- Single vehicular access door
- Well-presented offices found to the front with male and female WC's together with kitchen tea-prep
- Mezzanine of 821 sq ft that can be left in or taken away if required



Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Warehouse	221.57	2,385
Offices	84.36	908
Total GIA	305.93	3,293

The clear internal eaves height of 4.63m rising to 6.96 at the pitch.

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £16,500.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

An incoming occupier has the first 6 months of occupation to appeal the rates.

EPC

Available on request.

Terms

The subjects are available on the basis of a new FRI lease at a rent of £20,000 per annum exclusive of VAT.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Gregor M Brown
Tel. +44 (0)141 227 2375
gbrown@geraldeve.com

Sadik Chowdhury
Tel. +44 (0)141 227 2379
schowdhury@geraldeve.com

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