

Ryden

TO LET

**INDUSTRIAL / LOGISTICS
/ TRADE COUNTER
648 SQ M (6,971 SQ FT)**



**37 MEIKLEWOOD
ROAD
GLASGOW
G51 4GB**

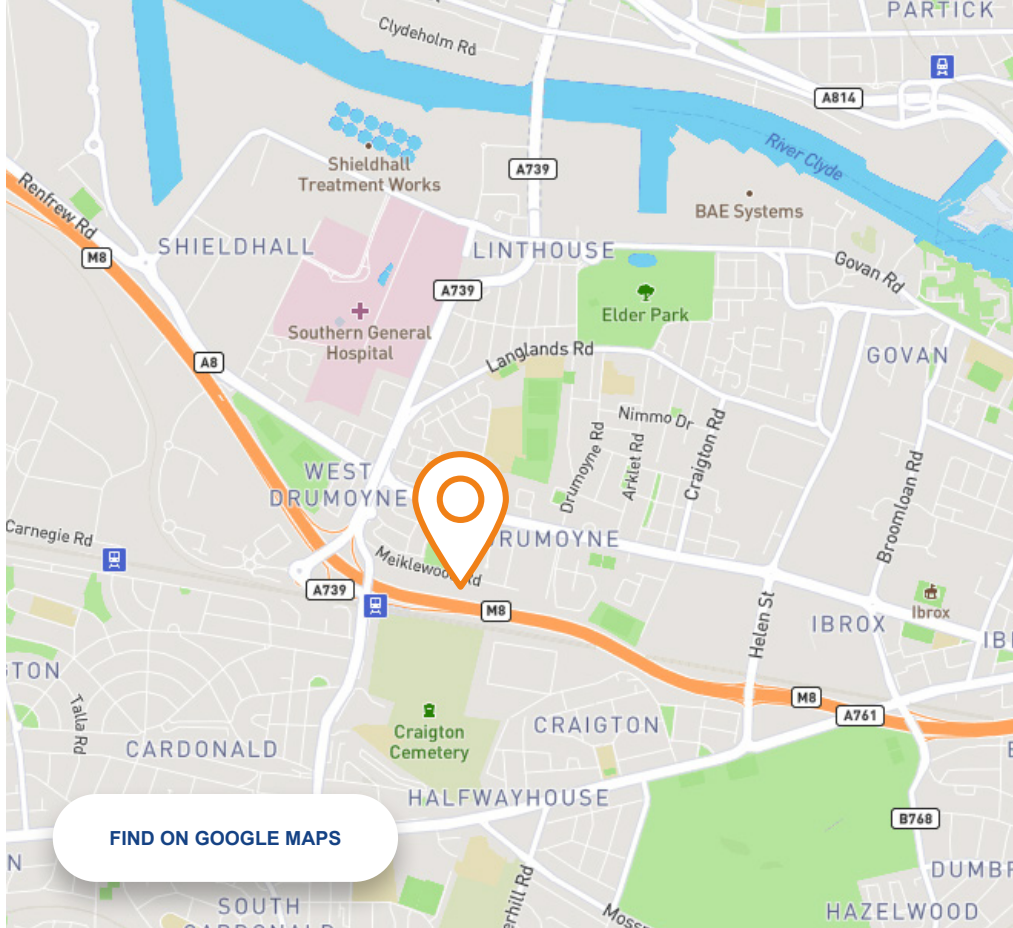
**CLOSE PROXIMITY TO
GLASGOW CITY CENTRE**

**2X ELECTRIC ROLLER
SHUTTER DOORS**

LARGE YARD AREA

EAVES HEIGHT 7M

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Meiklewood Road is located in Govan, only 4 miles from Glasgow City Centre. The property backs onto M8 motorway with direct access to the M8 via Junction 24 Cardonald Intersection, providing access to the wider national motorway network. Meiklewood Road is a 10 minute drive from Glasgow International Airport.

DESCRIPTION

The property comprises a modern terraced industrial unit of steel portal frame construction, with a mix of brick blockwork and profiled metal cladding facades and a profile metal clad roof. Internally the property benefits from high quality office accommodation with load bearing storage above supported by the mezzanine. The internal minimum eaves height is 7m, rising to 9.5m at the apex. The property has two roller shutter doors, LED lighting and 3 phase power supply.

Externally the property has access to a large yard area (shared with an office occupier) with good parking provision. This area has a private gated access off Meiklewood Road. There is also ample on street parking available.

ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ M | SQ FT |
|--------------|------------|--------------|
| WAREHOUSE | 269 | 2,891 |
| OFFICES | 193 | 2,073 |
| MEZZANINE | 196 | 2,007 |
| TOTAL | 648 | 6,971 |

LEASE TERMS

The subject property is available on a new Full Repairing and Insuring lease, subject to agreed terms.

RENT

£50,000 per annum exclusive.

EPC

Available upon request.

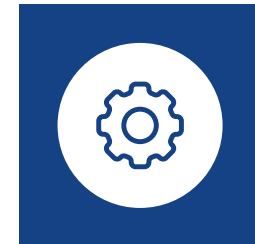
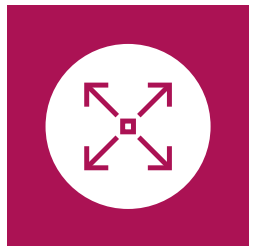
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**EXCELLENT
OPPORTUNITY
WITH EASY
ACCESS TO THE
M8 MOTORWAY**





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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