



TO LET

37 Lochburn Road | Glasgow | G20 9AE

Dykes
Property Consultants

LOCATION

The property is located on the west side of Lochburn Road, a short distance north-east of its junction with Maryhill Road, within the established Maryhill district of Glasgow, approximately 3 miles from Glasgow City Centre. Lochburn Road is accessed primarily via Maryhill Road, one of Glasgow's main arterial routes, which provides direct links to the north-east of the city as well as the popular residential suburbs of Bearsden and Milngavie.

DESCRIPTION

The property is a terraced industrial unit of brick and blockwork construction, surmounted by a pitched roof. Vehicle access is available via an electric roller shutter door from Lochburn Road, with a separate pedestrian entrance door positioned also on the front elevation. Internally, the unit provides predominantly open-plan warehouse accommodation. To the front, there is a dedicated office/reception area along with WC facilities. The subjects have an eaves height of 4.37m.

ACCOMMODATION

Total Gross Internal Area – 185.05 sq.m. (1,992 sq.ft.) approx.

NON-DOMESTIC RATES

Rateable Value - £7,000.

The subjects should qualify for 100% rates relief, subject to occupier status.

TERMS

This property is available for a period of up to 10 years at a rent of £20,000.00 per annum

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

No VAT is payable on the rent.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Dykes Property are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.

DISCLAIMER

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Dykes Property Consultants, on its behalf and of to or after sellers of lessors of this property whose agents they are, give notice that: 1. the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or of each of them. 3. no person employed by Dykes Property Consultants has any authority to make or give any representation or warranty to whatever in relation to this property.



Strictly by prior arrangement with the letting agents.
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