

# TO LET

## BUSINESS/INDUSTRIAL UNITS

2,066 SQ FT - 5,339 SQ FT  
(191 SQ M - 496 SQ M)

## INDUSTRIAL/ BUSINESS UNITS IN EXCELLENT LOCATION

- Attractive rents
- Flexible rental terms available
- Roller shutter doors
- Excellent mix of sizes
- Incentives available
- Immediately adjacent to M74 motorway (J2A)



### Tollcross Industrial Estate

Causewayside Crescent  
Glasgow  
G32 8LJ

# Galbraith

galbraithgroup.com  
0131 240 6960



## LOCATION

Glasgow is the biggest city in Scotland and the third largest in the UK, with a catchment of over 3 million. It is one of the fastest growing employment centres in the UK, delivering a growth rate twice that of Scotland and the UK as a whole since 1996.

Tollcross Industrial Estate is located to the South East of Glasgow City Centre, directly adjacent to J2A of the M74. The M74 provides direct access to Glasgow City Centre (approximate drive time 7 minutes) and also links directly to the M73 and M8 motorways, with Glasgow Airport being within approximately 15 minutes drive.

More specifically, the property is situated in Causewayside Crescent, between Tollcross Road to the north and London Road (A74) to the south, directly to the east of Causewayside Street. Surrounding properties are generally commercial in nature with a number of well established companies being located close to the estate.

## DESCRIPTION

The estate comprises 22 modern industrial units set in three terraces. The units are of standard steel portal frame construction with solid concrete floors and brick/block walls. In addition, each unit has an up and over roller shutter and car parking for 2-3 vehicles. Internally, the units are fitted out to suit varying occupier requirements; however the standard shell unit typically comprises an open plan warehouse space with male and female toilets, one of which is DDA compliant. All units have translucent roof panels which provide a good level of natural light, supplemented by fluorescent light strips.

## ACCOMMODATION

Unit sizes range from 2,066 sq ft - 5,339 sq ft (191 sq m - 496 sq m). Further detail is included within the attached Availability Schedule.

## LEASE

Units are available on Full Repairing and Insuring terms. Details on rental are available on request.

Flexible lease lengths are available.

## RENT

Rental levels are shown within the attached Availability Schedule.

Incentives may be available, dependent upon the lease term and covenant of the incoming tenant.

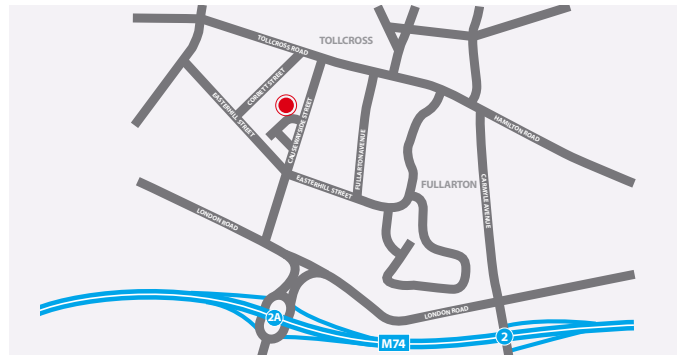
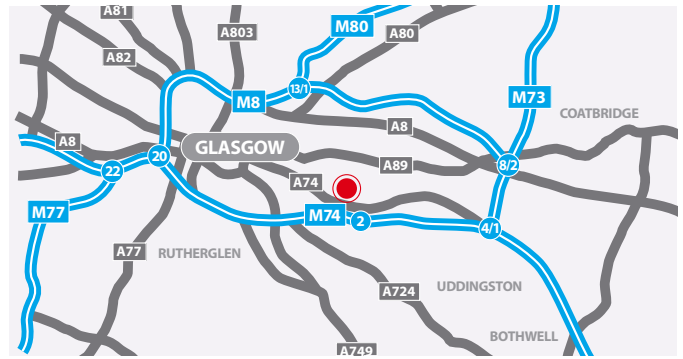
## SERVICE CHARGE

A small service charge for the common maintenance and management of the estate will apply. Further information is available on request.

## RATES

The incoming tenant will be responsible for local authority rates. Further information is available on request.

Potential tenants may be eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the Glasgow City Council Assessors on 0141 287 7526.



## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the joint letting agents.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the incoming tenant to be responsible for Land and Buildings Transaction Tax, administration dues etc.

Our client uses a standard lease document for the entire estate which should minimise legal costs for incoming tenants.

## VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

## ENTRY

To be mutually agreed.

## VIEWING AND FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only. For additional information please contact:

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0782 484 8097  
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G2 4RW

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4th Floor,  
18 George Street,  
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EH2 2PF

**Galbraith**



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 4th Floor, 18 George Street, Edinburgh, EH2 2PF.  
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## BUSINESS/INDUSTRIAL UNITS

2,066 SQ FT TO 4,189 SQ FT (191.93 SQ M TO 389.17 SQ M)

## Tollcross Industrial Estate

Causewayside Crescent

Glasgow

G32 8LJ

## AVAILABILITY SCHEDULE

### 1. Block 3 Unit 4 - UNDER OFFER

Size 1,044 sq ft / 97 sq m

Rent £8.50 per sq.ft

Service Charge £1,104.11 per annum

Rateable Value £6,500

### 2. Block 3 Unit 3 - AVAILABLE FEB 2025

Size 562 sq ft / 52.21 sq m

Rent £9.00 per sq.ft

Service Charge £594.36 per annum

Rateable Value £3,200

### 3. Block 1 Unit 2 - AVAILABLE FEB 2025

Size 2,091 sq ft / 194.26 sq m

Rent £8.25 per sq.ft

Service Charge £2,211 per annum

Rateable Value £11,700

## SITE PLAN



**Galbraith**

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