



To Let

90 Camlachie Street
Glasgow, G31 4AD
11,954 sq ft (1,110.57 sq m)

AVISON
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Location

The subjects are prominently located on Camlachie Street, with frontage onto Gallowgate, opposite The Forge Retail Park.

The property is adjacent to Celtic Football Club, The Sir Chris Hoy Velodrome and the Emirates Arena.

The surrounding area has been significantly redeveloped following the 2014 Commonwealth Games.

Key neighbouring occupiers include **Screwfix**, **The Paint Shed** and **Kwik Fit**.

Description

The property comprises a standalone warehouse of steel portal frame construction, with office accommodation and an external canopy

The subjects benefit from the following:

- Prominent location
- Fast and easy access to wider motorway network
- 3.5 m to eaves (4.8m to pitch)
- Roller shutter access doors
- Private and secure yard area
- Full site 0.35 Ha (0.87acres) or thereby

Accommodation

The property has been measured in accordance with the RICS Code of Measuring (6th Edition) to provide the following Gross Internal Area :

Lease Terms and Quoting Rental

The property is available on a new FRI lease. Further details are available upon application.

Demise	Sq Ft	Sq M
Ground Floor	11,954	1,110.57

Business Rates

We understand that the property is assessed on the following basis.

Rateable Value: £34,000

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A copy of the certificate can be made available upon request.

VAT

VAT will be charged at the standard rate.



If you would like to know more please get in touch.

Pete Harding

+44 (0)141 305 6314

+44 (0)7920 812 029

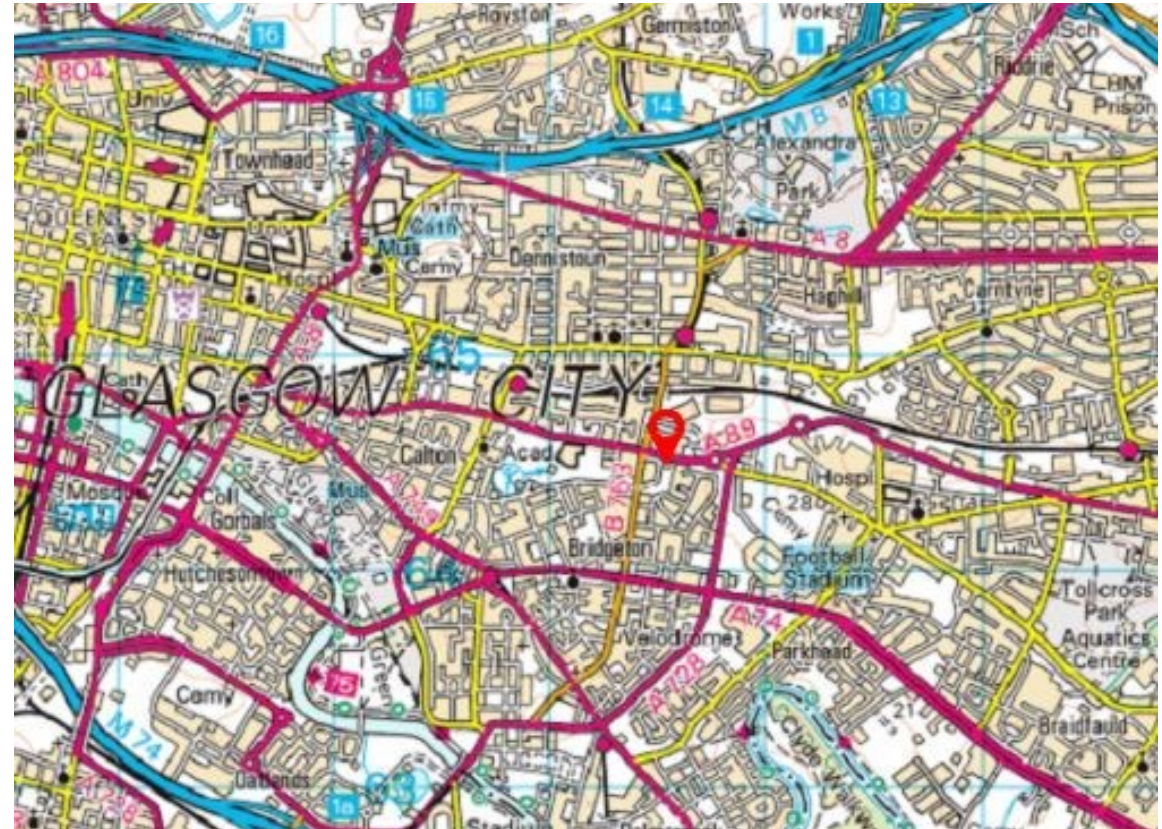
pete.harding@avisonyoung.com

Alice Elder

+44 (0)141 305 6354

+44 (0)996 234 826

alice.elder@avisonyoung.com



0141 300 8000

avisonyoung.co.uk

Visit us online

avisonyoung.co.uk

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

