



## Workshop Unit

Unit 10, Alexandra Parade Business Park,  
261/289 Alexandra Parade, Glasgow G31

### Location

The business park is situated on the north side of Alexandra Parade, close to the junction with Townmill Road within the Dennistoun area of Glasgow and approximately 1.5 miles east of the city centre.

The business park is located close to Junction 15 (Townhead interchange) of the M8. The property is situated adjacent to an Arnold Clark Hyundai dealership and diagonally opposite City Park whose occupiers include Dell, Aggreko and Glasgow City Council. There are a variety of retailing provisions nearby on Alexandra Parade.

### Description

The park comprises 15 workshop units, within three terraces with frontage onto Alexandra Parade.

The unit is of steel portal frame construction, with brickwork walls externally and breezeblock internally. The mono pitched roof is clad in profiled aluminium insulated sheeting. The eaves height is approximately 4m, reducing to 3m to the rear.

The premises have been largely converted to office accommodation to a good specification including a modern glazed shop front, air conditioning and wc. The premises can easily be converted back to workshop use. The premises has a 3m x 3.5m roller shutter with the glazed shop front formed behind and separate visitor access. Each unit has parking to the front.

### Floor Area

Unit 10      900 sq ft (83.64 sq m)

### Rent

£10,000 pa. No VAT is payable.

The lease is available on a Fully Repairing and Insuring basis, for a term to be agreed.

### Service Charge

The tenant shall pay an equitable share of the common costs for the business park.



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### Business Rates

RV: £9,000  
UBR: £0.48/£1  
Payable: £4,410

The unit benefits from 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at Glasgow City Council.

### Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

### Energy Performance Certificate

Available on request.

### Viewing

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**For further information please call today 0141 556 1222**