



ALLIED
SURVEYORS
SCOTLAND

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET (MAY SELL)

42 Methil Street, Glasgow G14 0AA

- ✓ Excellent Communication Links
- ✓ GIA: 1923.82 sq m (20,708 sq ft)
- ✓ Good Specification
- ✓ Secure Yard

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Situated in an established industrial area, in the Whiteinch district of Glasgow, the property fronts onto South Street and is accessed from the west side off Methil Street. The Clydeside Expressway (the A814) lies at short distance to the east, providing links to the M8 and the country's trunk road network beyond.

DESCRIPTION

The property comprises a modern high quality industrial unit of steel frame construction with brick/block in-fill walling, clad externally, under a metal profile sheeted pitched roof. Translucent roof lights provide natural daylight to the workshop area. Double glazed window fittings, with remote-controlled roller shutters over, provide daylight to the mezzanine office accommodation.

An electrically operated roller shutter, measuring 4.50m wide by 4.00m high provides vehicular access to the workshop, from the secure yard area, with pedestrian access provided adjacent.

The secure yard provides in the region of 20 car parking spaces.

ACCOMMODATION

The accommodation comprises a workshop, with a clear internal height of 6.00m, together with ancillary stores and toilets at ground level. High quality offices, and staff amenity space are situated at mezzanine level.

FLOOR AREA

The accommodation extends to the following approximate gross internal floor areas:

Workshop	1,386.19 sq m (14,921 sq ft)
Offices	537.64 sq m (5,787 sq ft)
Total	1,923.82 sq m (20,708 sq ft)

RENT

Rent on application.

PRICE

Price on application.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £107,000 effective 1st April 2023. The uniform business rate for the current year is £0.559 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

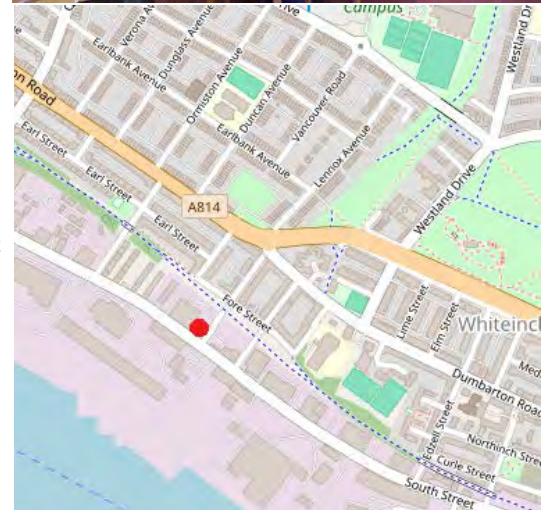
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT. thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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