



PROPERTY CONSULTANTS

WORKSHOP / BUSINESS UNITS TO LET



**UNIT 7, ALEXANDRA PARADE BUSINESS PARK
261/289 ALEXANDRA PARADE, GLASGOW, G31 3AD.**

- Excellent workshop/business units.
- Potential for 100% rates relief.
- Suitable for a variety of uses, subject to planning.
- Approx 1.5 miles east of Glasgow city centre.
- Situated on Alexandra parade, a busy vehicular route.
- Located near the M8 motorway, Junction 15.
- Available on-site car parking.

T. 0141 248 5878

www.lambertinnes.co.uk

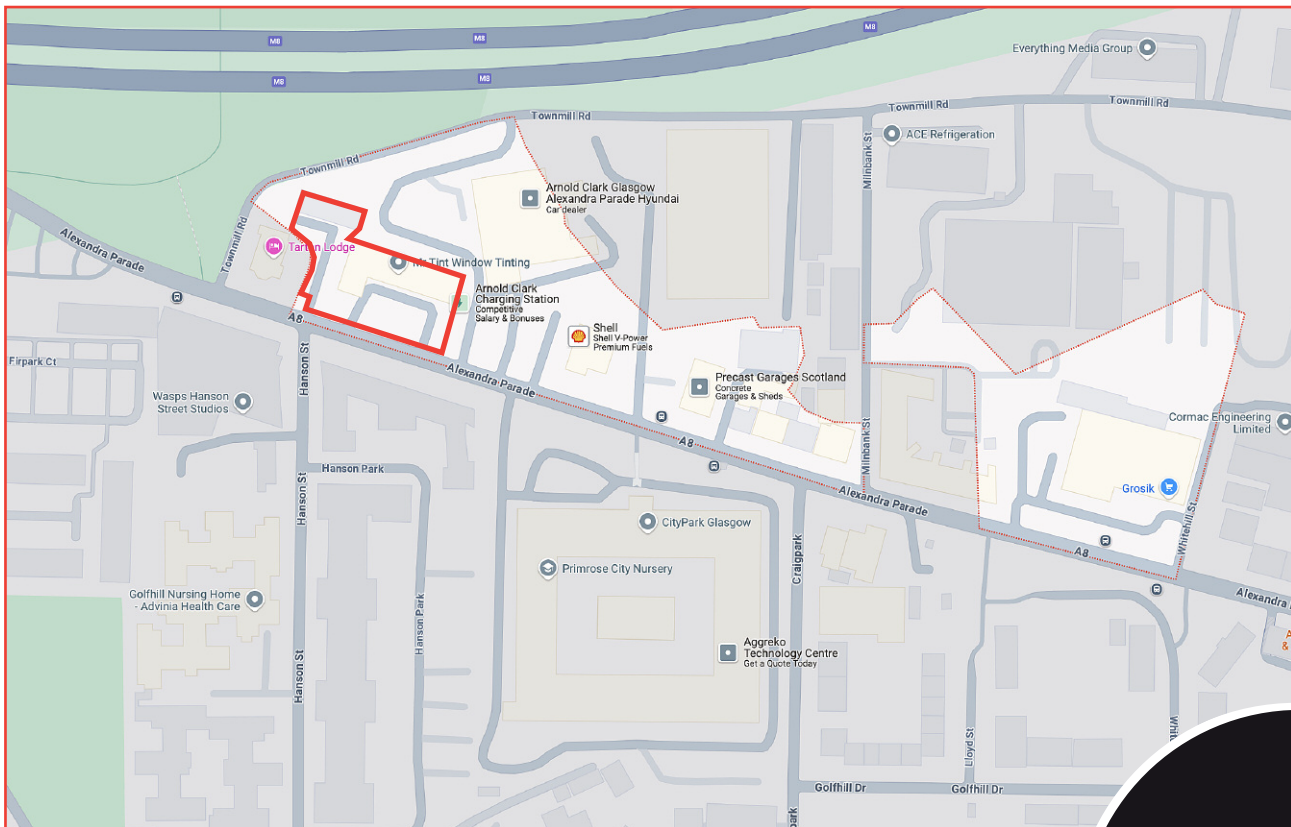
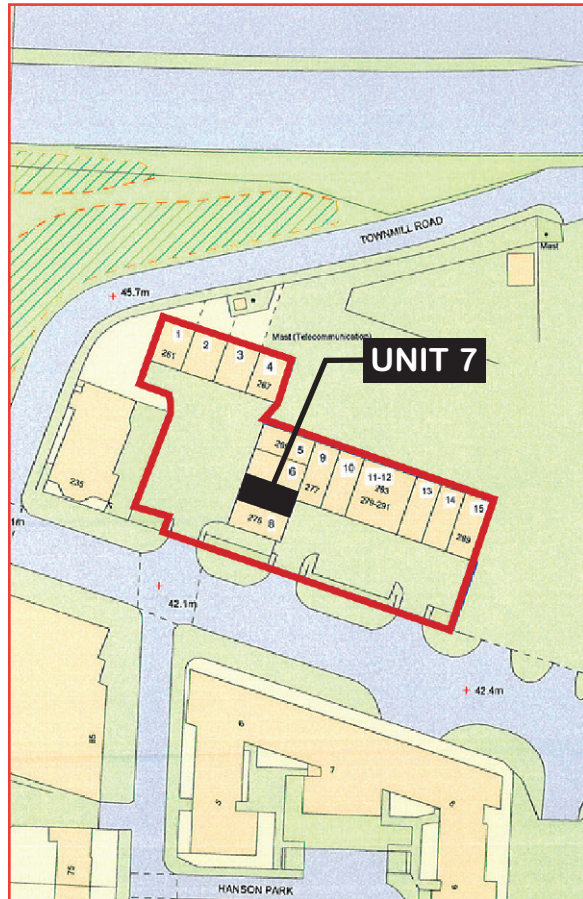


LOCATION

Glasgow is Scotland's largest city with a population of approx. 650,000 and a wider catchment estimated to be in the order of 2M. The city is generally regarded as being the commercial and industrial capital of Scotland.

Alexandra Parade Business Park occupies an excellent location, close to the city centre, on a busy arterial route and near the M8 motorway.

The locale comprises a dense mix of both residential and commercial uses. Commercial occupiers in the vicinity include **Arnold Clark Hyundai showroom**, **Shell PFS**, **Tartan Lodge Hotel**, **Citypark Office campus**, **National Tyres & Autocare** and a variety of retail units such as **Co-op**, **Iceland**, **Subway**, **Greggs**, **William Hill** and **Dominos**.



**LAMBERT
INNES**

DESCRIPTION

The park extends to 15 units arranged over 3 terraces with frontage to Alexandra Parade. The development benefits from communal parking to the front.

The properties are generally of steel portal frame construction with brickwork walls externally and breezeblock internally. Roofs are mono pitched clad in aluminium insulated sheeting. Unit 7 benefits from a pedestrian door and a mechanically operated roller shutter. Internally the property is in good condition. It is open-plan and with W.C facilities and a small office area.

The property provides the following approximate accommodation:

Width	19'7"	6.0m
Depth	39'4"	12.0m
Area	775sq.ft.	72sq.m.

RATING

We understand from the Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £6,800

Uniform Business Rate (2025/2026) £0.498.

** An incoming tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.

TERMS

Available on a new lease at a rent of £9,500 per annum, plus VAT.

EPC

Available on request.

PLANNING

The properties are typically suitable for workshop / business / storage use.

Interested parties are advised to make their own enquiries directly with the local Planning Department as regards alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

An incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

**ENTRY**

Further details on request.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

Tel: 0141 248 5878

Email: stephen@lambertinnes.co.uk