

DM HALL

For Sale/ To Let

Industrial

**18A Garrell Road,
Kilsyth, G65 9JX**



**580.60 sq m
(6,249 sq ft)**

Property Details

- Well presented industrial premises within Burnside Industrial Estate.
- Secured yard area.
- Excellent transport links.
- Offers over £450,000 invited.

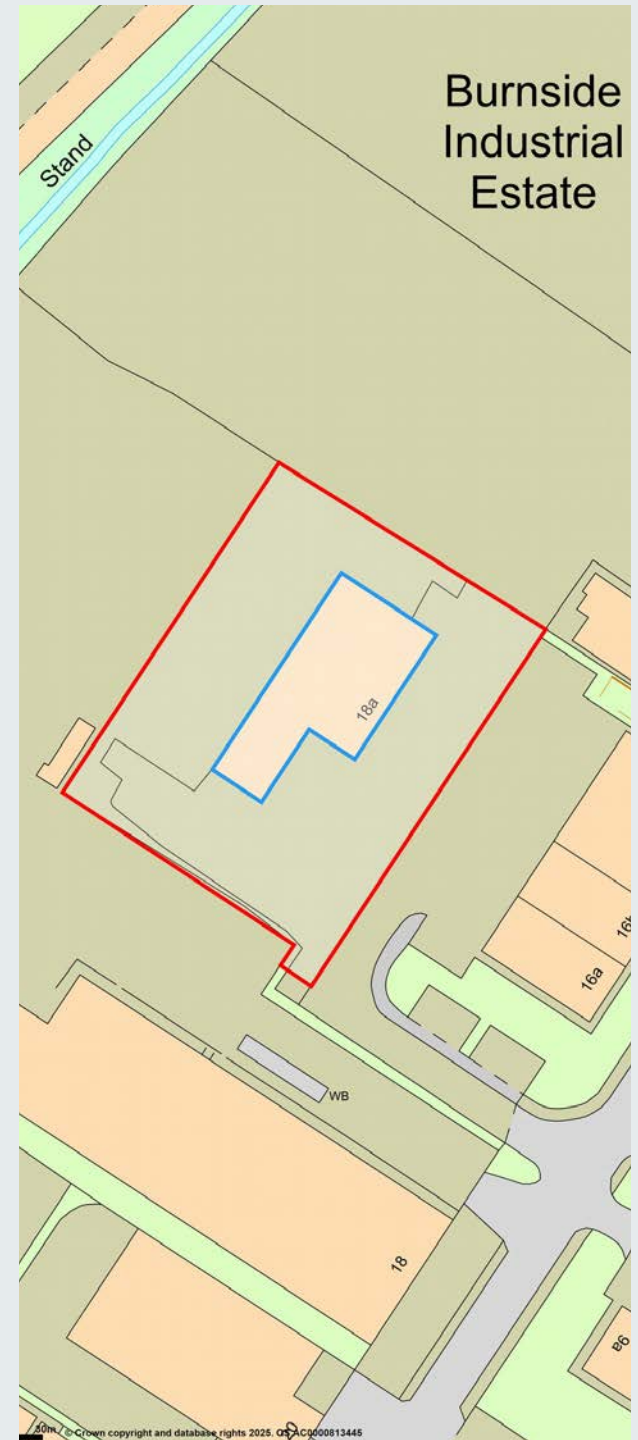
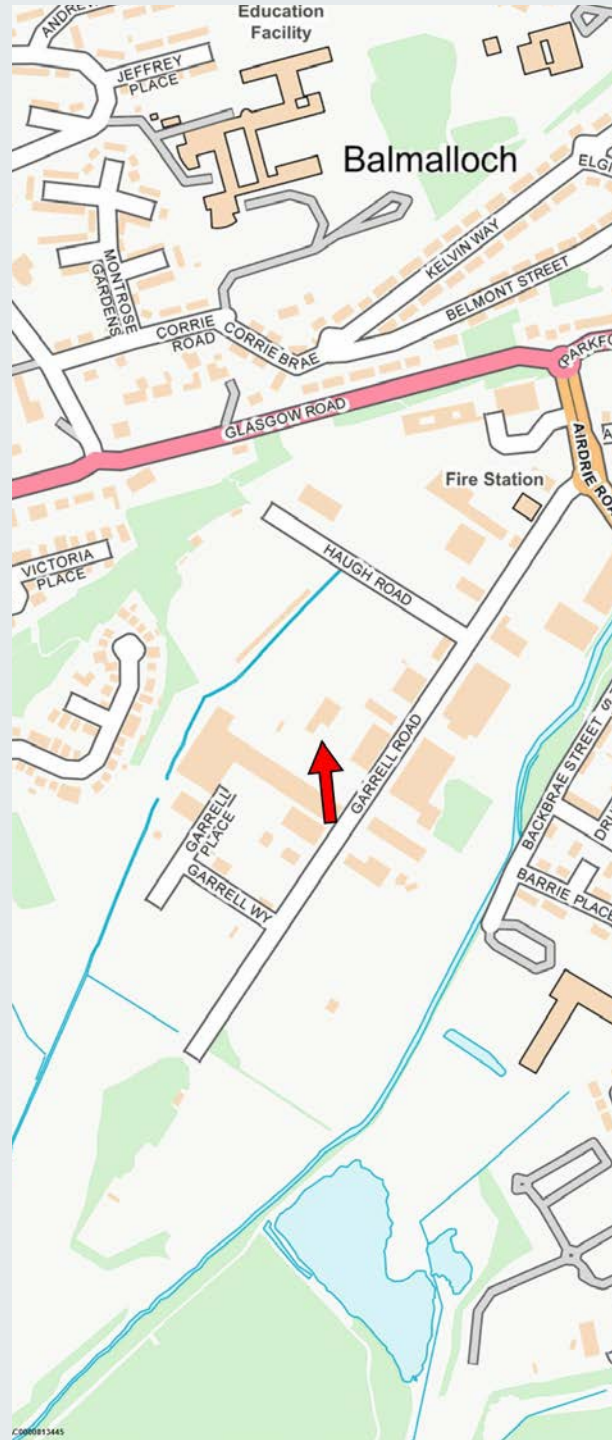
LOCATION

The subjects are located on the south of Garrell Road, close to the roundabout from Airdrie Road, within Burnside Industrial Estate. Glasgow city centre lies approximately 17 miles south.

Kilsyth is a town within North Lanarkshire with a population of over 10,000 persons. The town sits in between Stirling and Glasgow. Burnside Industrial Estate hosts a mix of light industrial, retail and trade services including Lidl, Home Bargains, McLanachan Motors and Kestral Controls.

There are excellent transport links available including Kilsyth Train Station within 0.5 miles and regular bus routes connected to Glasgow and Falkirk along Glasgow Road (A803). The A803 provides convenient access to Glasgow and Stirling.

The approximate location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION

The subjects comprise a single storey standalone industrial building within a secured yard area.

Internally, the subjects are arranged to provide a front office/reception area, kitchen and toilet facilities, and warehouse to the rear.

Access to the office is afforded via a single entrance door to the front of the premises. The warehouse is interlinked with the office and can also be accessed via a single entrance door and electric roller shutters of 5m wide and 5.08m high. The subjects have an eaves height of 5.56m and apex of 7.14m.

The total site area is 0.828 acres (0.335 ha). The yard area excluding the building is approximately 0.648 acres (0.277 ha).

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis and is as follows:

Area	sq m	sq ft
Warehouse	447.09	4,812
Office	133.51	1,437
Total	580.6	6,249

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £21,250. Any ingoing occupier has the right to appeal the assessment.

SALE TERMS

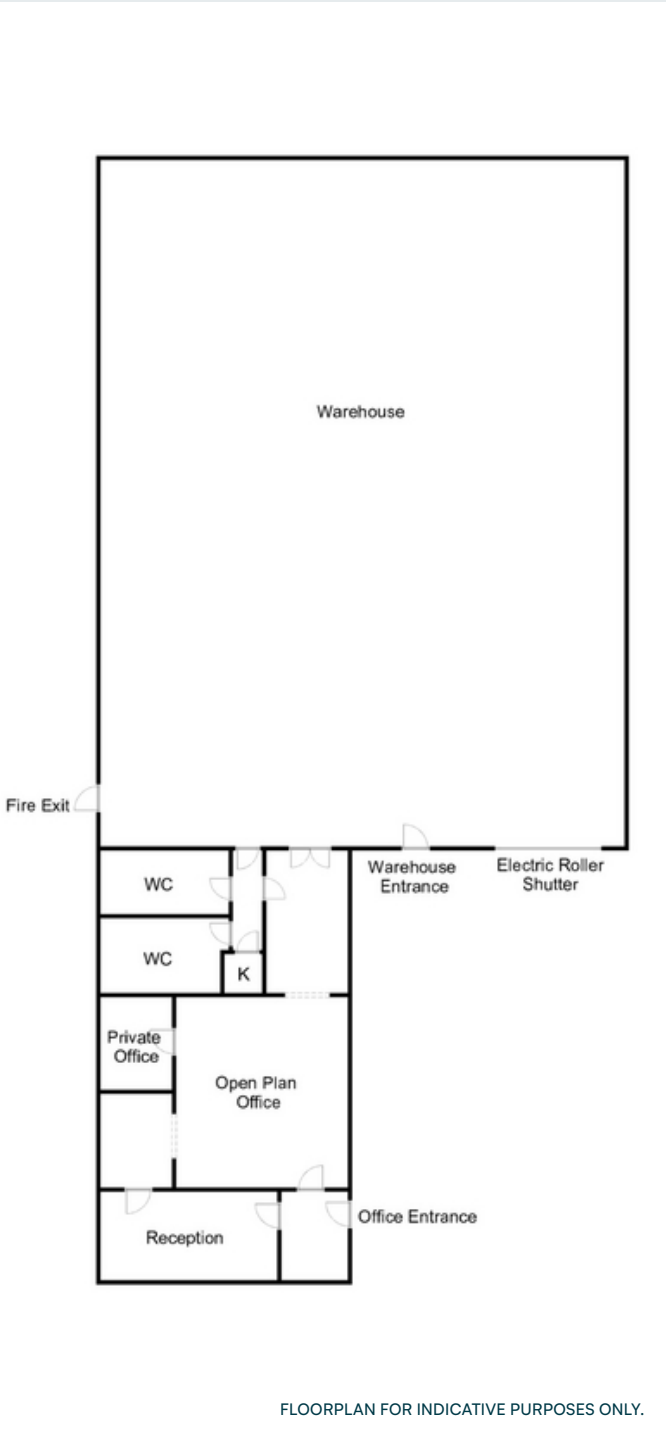
Offers over £450,000 invited for the heritable interest.

LEASE TERMS

Available to let on full repairing and insuring terms. Please contact the agent for further details.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details



LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

DM HALL



Regulated by
RICS



Make an enquiry

Leah Sellers

07879 626448

Leah.Sellers@dmhall.co.uk

Jonathan McManus

07771 606582

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