

DM HALL

For Sale

Industrial Premises

20 Broadcroft,
Kirkintilloch,
Glasgow, G66 1HP



469.41 sq m
(5,053 sq ft)

Property Details

- Well-presented industrial premises with good transport links.
- Private car parking for 13 spaces.
- Gross Internal Area — 469.41 sq.m (5,053 sq.ft.) approx.
- Total Site Area - 0.113 ha (0.279 ac)
- **OFFERS INVITED.**

LOCATION

The property is located within Kirkintilloch, a well-established town situated approximately 11 miles north of Glasgow City Centre, adjacent to Lenzie.

The area benefits from excellent transport connectivity, with Lenzie Railway Station just a short drive away, providing regular direct services to both Glasgow Queen Street and Edinburgh Waverley.

The M80 motorway, with convenient links to the M8, can be reached in under 10 minutes, offering efficient road access across the Central Belt.

The surrounding area is characterised by a diverse mix of light industrial and commercial occupiers, including auto repair centres, MOT testing facilities, tyre specialists, and various trade operators.

A range of local amenities, including shops, cafés, and hospitality venues, are also located nearby.



Property Details

DESCRIPTION

The property comprises a detached, steel-framed industrial unit with brick/blockwork walls and a pitched roof.

Vehicular access is provided via two roller shutter doors, with separate pedestrian access doors also located to the front elevation.

Internally, the accommodation offers an open-plan warehouse area at ground floor level, together with a centrally positioned mezzanine providing additional storage space. To the front of the unit, there is an office/reception area incorporating staff kitchen and toilet facilities.

A dedicated spray booth/oven is currently installed within the eastern section of the unit.

Externally, the property benefits from a private yard and parking area to the front, providing space for approximately 13 vehicles.

Eaves height - approximately 3.88 metres.

ACCOMMODATION & FLOOR AREAS

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

Accommodation	sq m	sq ft
Warehouse	450.76	4,852
Additional Mezzanine Storage	18.65	201
Total	469.41	5,053

The total site area extends to approximately **0.279 acres (0.113 hectares)**.



Property Details

NON-DOMESTIC RATES

Rateable Value - £17,000.

The subjects qualify for Rates Relief under the Small Business Bonus Scheme, subject to occupier status.

SALE TERMS

OFFERS INVITED.

ENERGY PERFORMANCE

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

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 may be chargeable.

ANTI MONEY LAUNDERING

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VIEWING ARRANGEMENTS

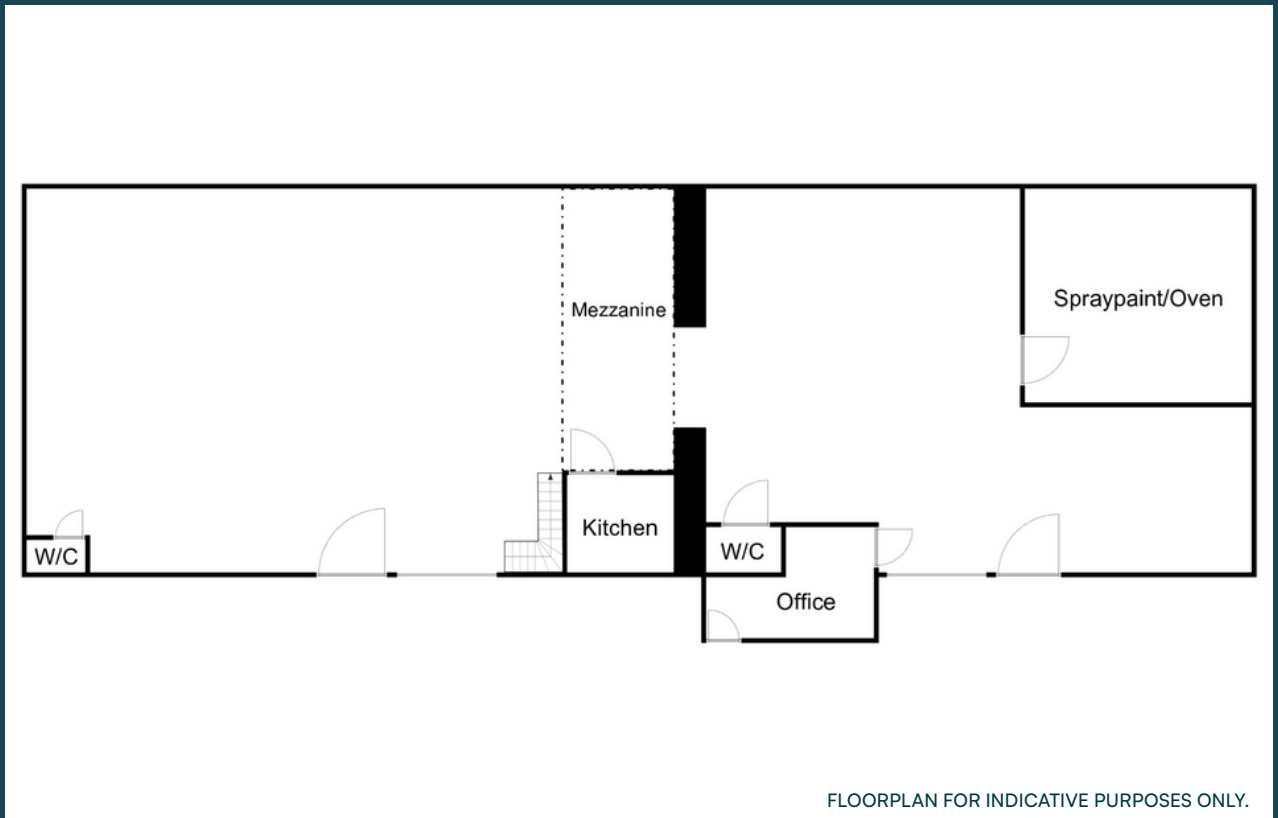
Strictly by contacting the sole selling agents.

DM HALL



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FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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PROPERTY REF: WSA2877

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