

**LAST UNIT REMAINING -  
EXTENSIVELY REFURBISHED**

**GLASGOW**



INDUSTRIAL / WAREHOUSE UNIT

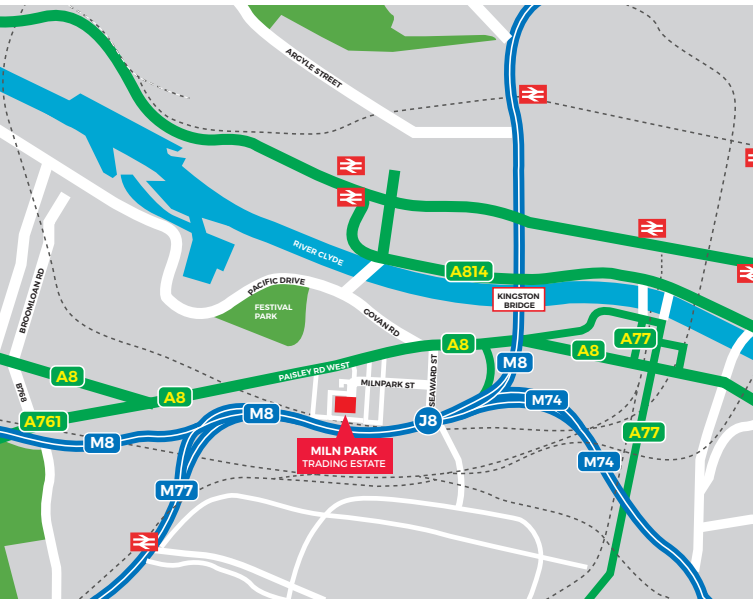
**TO LET**

4,157 ft<sup>2</sup> (487.35 m<sup>2</sup>)

[www.ipif.com/milnpark](http://www.ipif.com/milnpark)

**IPIF  
TRADE**

**MILNPARK TRADING ESTATE**  
LAMBHILL QUADRANT, KINNING PARK, GLASGOW G41 1SB



## DESCRIPTION

Milnpark Trading Estate is fully secured and consists of 3 terraces of industrial accommodation of varying sizes from approximately 1,608 - 10,222 sq ft (149-950 sq m) All of the units benefit from approximately 10% office accommodation, new electronic roller shutter doors, male and female toilets and kitchen facilities.

## SPECIFICATION

- Eaves height of 6.4m
- 2-storey office accommodation
- 1x new electric roller shutter
- 3 phase power supply
- Gas connection
- Kitchenette and WC's

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3E	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor Office	57.03	614	TBC
First Floor Office	44.11	475	
Warehouse	386.21	4,157	
<b>Total</b>	<b>487.35</b>	<b>4,157</b>	

## LEASE TERMS

The unit is available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

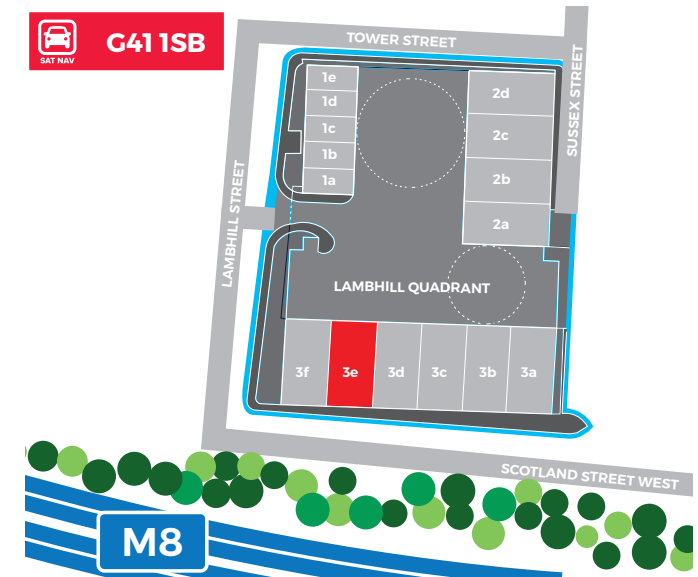
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord

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