

TO LET



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East Dunbartonshire Council

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Unit 26 Twechar Green

Barhill Lane

Twechar

G65 9QF



- **Approximately 1808 sq.ft (168 sq.m)**
- **Combined workshop and office space**
- **Dedicated parking**
- **Close to main motorway network (M80)**

Enquiries To: Lucy McKay, 07918 97110, lucy.mckay@eastdunbarton.gov.uk

TO LET – UNIT 26, TWECHAR GREEN

LOCATION

Twechar is located in the east of the geographical council area and is only 3 miles from the main motorway network of the M80 and M73, providing excellent routes to Glasgow, Edinburgh and Stirling.

The subjects are located within Twechar Green, a small industrial estate approximately 3 miles from Kirkintilloch town centre.

Bus services are available from Twechar and Kirkintilloch with direct routes to Glasgow city centre. Croy railway station is approximately 3 miles from Twechar Green with services to Glasgow, Edinburgh & Stirling.

DESCRIPTION

Twechar Green comprises a development of 6 modern industrial units, a number of which benefit from mezzanine office facilities and dedicated parking areas.

The units are of brick/block and alloy sheeting construction. Unit 26 currently comprises of a large ground floor drive-in workshop area, mezzanine office space with toilet & kitchen facilities.

ACCOMMODATION

The accommodation extends to approx 1808 sq. ft. (168 sqm).

SERVICES

The subjects benefit from mains electricity and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £8,600.

RENT / LEASE TERMS

The subjects are offered on an FRI lease at an annual rental of £9,200 per annum. The lease term is negotiable. Any prospective tenant will be liable for service charges in addition to rent and rates. Service charges are currently capped at approximately £2,520 pa.

VAT

Unless stated otherwise, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending Lessee must satisfy themselves as to the incidence of VAT with respect to any transaction.

LEGAL AND PROFESSIONAL FEES

Both parties to meet their own legal and professional fees associated with the preparation of the lease agreement, including all outlays and registration dues if applicable.

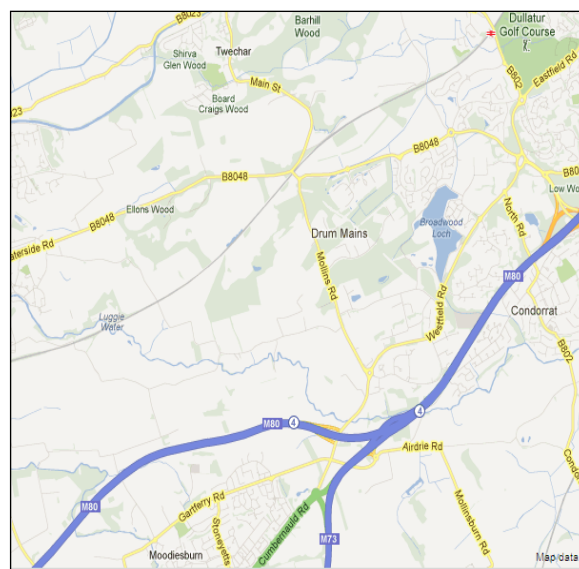
VIEWING / FURTHER INFORMATION

Strictly by appointment with:

Lucy McKay
Professional Services Surveyor
East Dunbartonshire Council
Assets & Estates
Broomhill Depot
Kilsyth Road
Kirkintilloch
G66 1TF

Tel: 07918 971100
E-Mail: lucy.mckay@eastdunbarton.gov.uk

A wide-angle photograph of a large, empty industrial warehouse. The space is characterized by its high ceiling, concrete floor, and white brick walls. Overhead fluorescent lights illuminate the area. In the background, there are storage racks and a large open bay door. The floor shows some signs of wear and discoloration.



Phone: 0300 1234510
Email: estates@eastdunbarton.gov.uk
Web: www.eastdunbarton.gov.uk

East Dunbartonshire Council, Assets & Estates, Broomhill Depot, Kilsyth Road, G66 1TF