

TO LET



sustainable thriving achieving

East Dunbartonshire Council

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**UNIT 30, TWECHAR GREEN
BARHILL LANE
TWECHAR
G65 9QF**



- **Approximately 2,099 sq.ft (195 sq.m)**
- **Large workshop**
- **Dedicated parking**
- **Close to main motorway network (M80)**
- **£11,500 per annum**

LOCATION

Tw echar is located 4 miles east of Kirkintilloch, and is only 3 miles from the main motorway network of the M80 and M73. These provide excellent routes to Glasgow , Edinburgh and Stirling.

The subjects are located at Tw echar Green, a small industrial estate approx. 4 miles from Kirkintilloch town centre.

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

DESCRIPTION

Tw echar Green comprises a development of 6 modern industrial units.

The units are brick/block and alloy sheeting construction. Unit 30 comprises a large workshop area with toilet & kitchen facilities.

ACCOMMODATION

The accommodation extends to 2,099 sq ft (195 sq.m) of workshop area.

SERVICES

The subjects benefit from mains electricity and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £7,400.

RENT / LEASE TERMS

The subjects are offered on an FRI lease at an annual rental of £11,500 per annum. The lease term is negotiable. Any prospective tenant will be liable for service charges in addition to rent and rates. The service charge is currently set at £2,927 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:

David Carracher
Team Leader – Estates Management
East Dunbartonshire Council
Broomhill Depot
Kilsyth Road
Kirkintilloch
G66 1TF

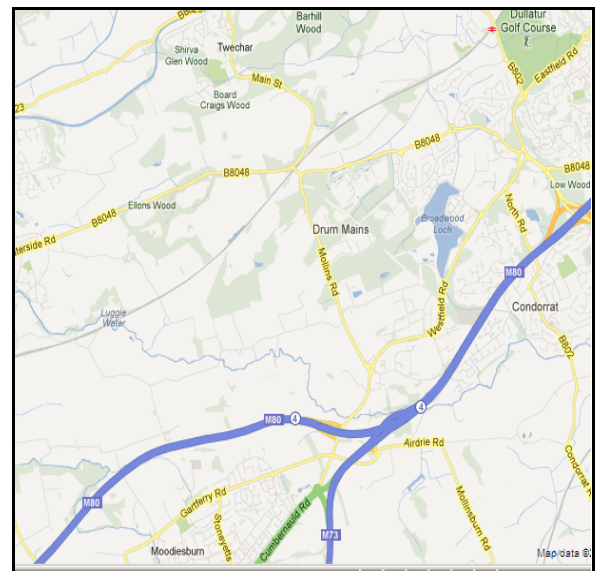
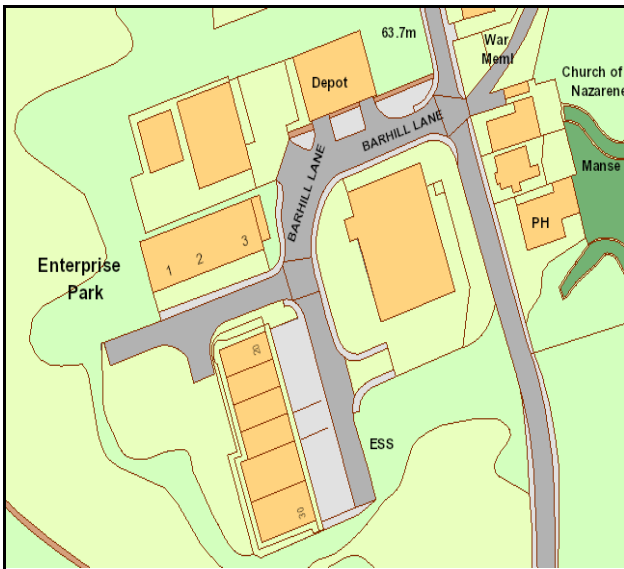
Tel: 07917 193 291

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UNIT 30, TWECHAR GREEN, TWECHAR



LOCATION PLANS



FOR FURTHER DETAILS PLEASE CONTACT US, VISIT OUR WEBSITE OR FOLLOW US ON TWITTER



Phone: 07917 193 291
Email: estates@eastdunbarton.gov.uk
Web: www.eastdunbarton.gov.uk



Post: Estates Management, Broomhill Depot, Kilsyth Road, Kirkintilloch G66 1TF



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Date of Publication: February 2023

East Dunbartonshire Council, Estates Management, Broomhill Depot, Kilsyth Road, Kirkintilloch G66 1TF