



**TO LET**

**19 – 21 LEYDEN GARDENS, MARYHILL, GLASGOW, G20 9TP**

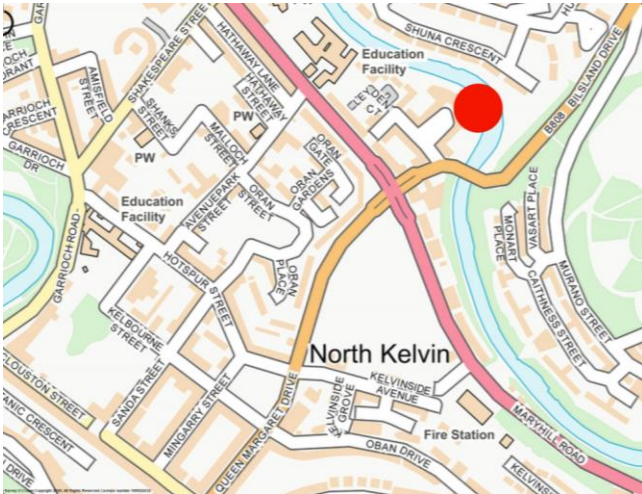
**WORKSHOP / STORAGE / STUDIO PREMISES WITH OFFICES AND PARKING – 4,545 SQ FT**

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## Location

The subjects are located within the Maryhill area of Glasgow, on the fringe of Glasgow's West End, 2 miles north-west of the city centre.

More specifically the subject property is located in Leyden Gardens just off B808 Bilisland Drive that connects with Maryhill Road as well as Queen Margaret Drive for access to the West End.

Convenient M8 motorway access is provided approximately 2 miles south. Excellent access to public transport links are provided with regular bus services operating on Maryhill Road whilst Hillhead Underground Station is a 15 – 20 minute walk away south.

## Description

- Well-presented industrial premises with offices and secure off-street parking
- Internally provides well-presented open-plan workshop accommodation with mezzanine storage
- Benefits from recently installed modern insulated panel roof
- LED lighting units provided together with gas blower heater
- WC facilities provided together with kitchen tea prep

## Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Warehouse	329.86	3,551
Office	92.30	994
<b>Total GIA</b>	<b>422.16</b>	<b>4,545</b>

Additional mezzanine storage is provided extending to c 3,500 sq ft.

## Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £13,800. Subject to fulfilling the set criteria an incoming occupier should be eligible for 100% rates relief under the Small Business Bonus Scheme.

## Planning

The subjects benefit from Class 4, 5, 6 consent, however, may be suitable for alternative uses including gym / yoga studio / dark kitchen etc. All planning queries should be made directly to Glasgow City Council Planning Department on 0141 287 8555.

## EPC

Available on request.

## Terms

The subjects are available by way of a new full repairing and insuring lease at a rental of £25,000 pa.

## VAT

Available on request.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

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