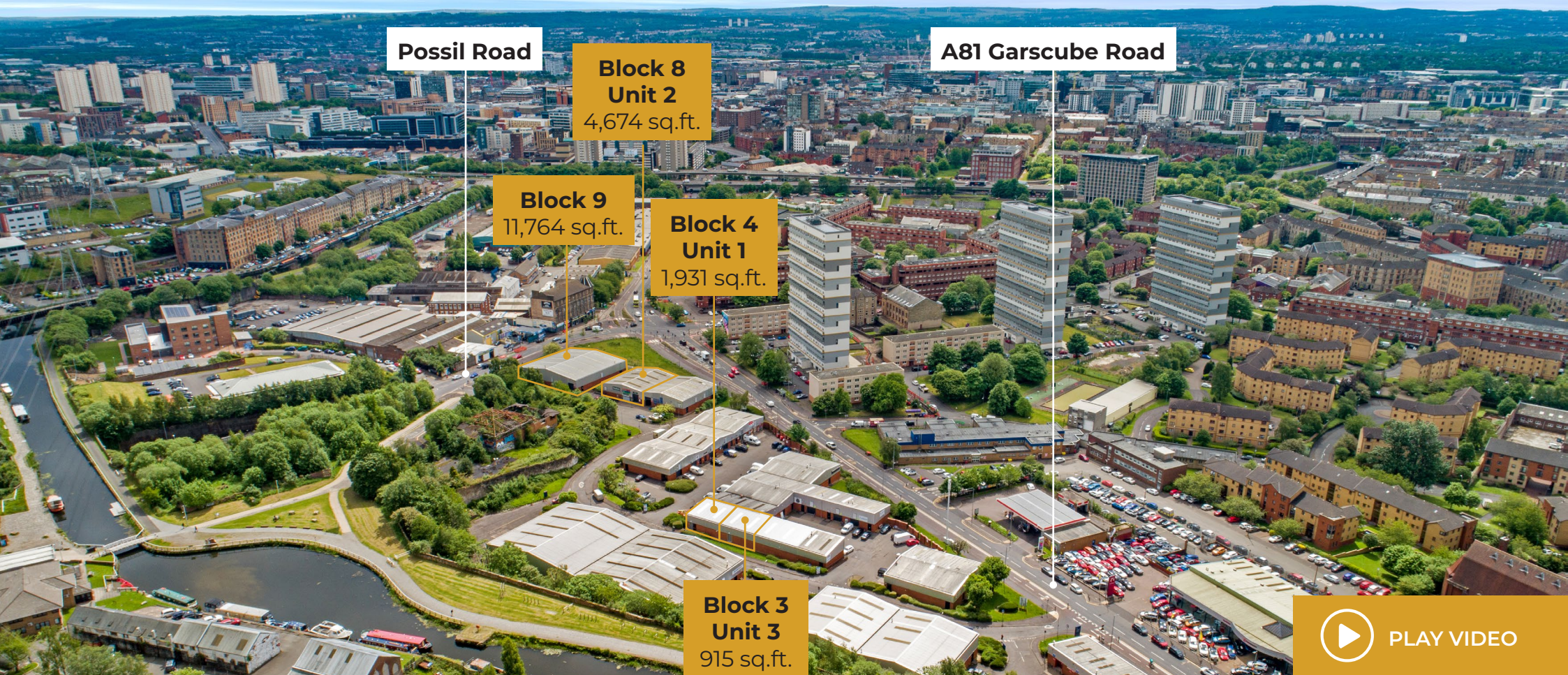




Possil Road

**Block 8
Unit 2**
4,674 sq.ft.

A81 Garscube Road

Block 9
11,764 sq.ft.

**Block 4
Unit 1**
1,931 sq.ft.

**Block 3
Unit 3**
915 sq.ft.



PLAY VIDEO

TO LET MODERN MULTI-LET INDUSTRIAL / TRADE ESTATE

915 - 11,764 sq.ft.

OAKBANK TRADING
ESTATE

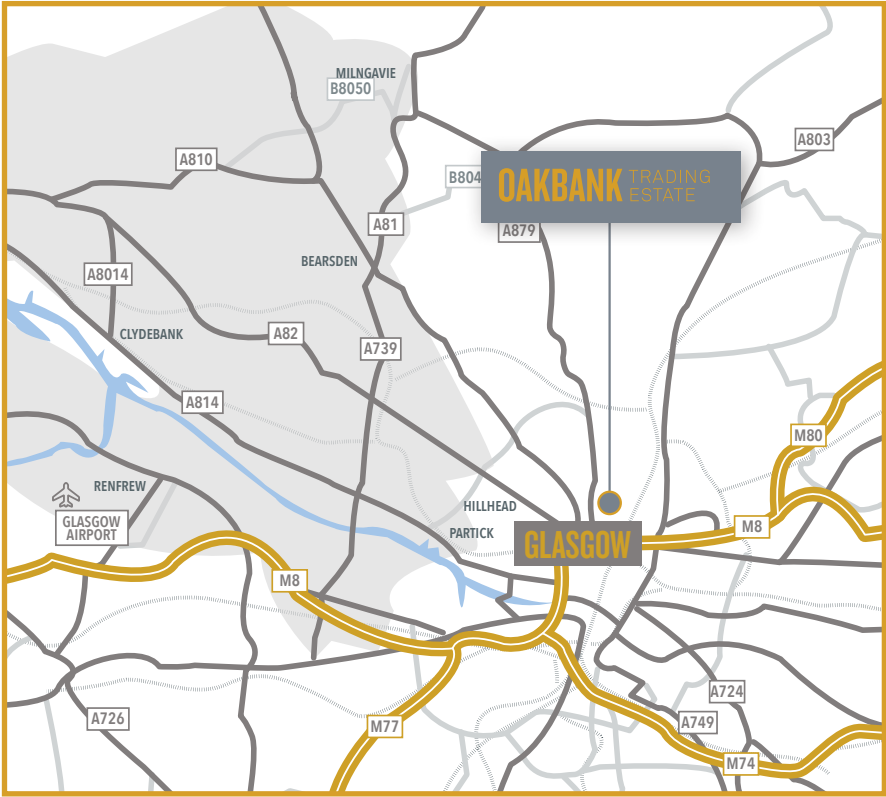
GARSCUBE ROAD | GLASGOW | G20 7LU

- Only one mile north of Glasgow city centre
- Proximity and easy access to M8 motorway via Junctions 16 & 17
- Well placed to service city centre and west-end businesses.
- Prominently positioned on A81 (Garscube Road) arterial route.
- Block 3, Block 4 and Block 8 units extensively refurbished.

LOCATION

Oakbank Trading Estate is located 1 mile north of Glasgow city centre, and 1.5 miles from the heart of the city's west end, in a prominent position overlooking the A81, a key arterial route, and within a short drive of Junctions 16 & 17 of the M8, providing direct access to the national motorway network.

The estate's prominence and catchment has consistently proved attractive to a wide range of national and local companies, and business types.



AVAILABILITY

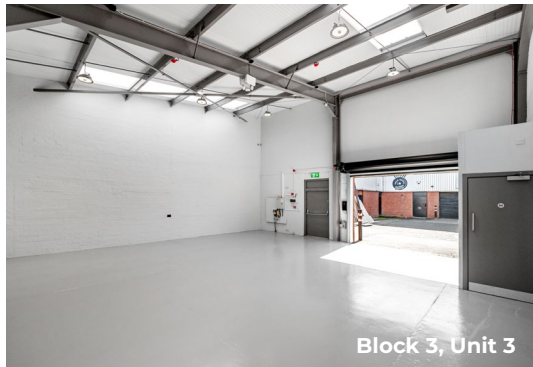
Address	Size (sq. ft.)	Size (sq. m.)	EPC Rating
Block 3, Unit 3 10 Oakbank Street	915	85.0	B
Block 4, Unit 1 18 Oakbank Street	1,931	179.4	B
Block 8, Unit 2 23 Oakbank Street	4,674	434.2	B
Block 9 25 Oakbank Street	11,764	1,092.9	TBC



Block 8, Unit 2



Block 4, Unit 1



Block 3, Unit 3



Block 3, Units 2 & 3

DESCRIPTION

Oakbank Trading Estate comprises 9 blocks of trade and industrial units within a high-quality landscaped environment and offers a variety of unit sizes ranging from approximately 856 sq. ft. to 11,764 sq. ft. with communal service yards and car parking.

The units are of steel portal frame construction with 3-phase electricity supplies, and recent refurbishments have included:

- New roofs (120mm composite panel Kingspan roof with insulated roof lights)
- New LED lighting (non-corrosive units with PIR sensors)
- New, electrically operated loading doors (100mm insulated roller shutters)
- New, insulated pedestrian doors.
- Full electrical re-wire and new fire detection systems
- Full new decoration including epoxy paint to warehouse floor
- Instantaneous water heaters for new toilets
- Improved insulation to upper cladding within warehouse space (150mm thick internal wall insulation and Gyproc Fireline plasterboard to upper)
- Electric vehicle charging points



Block 9*



Block 9*

Block 9 (11,764 sq. ft.) is a detached unit with offices and potential for a secure yard. Following a previous refurbishment in 2018, the property is vacant again and will be available for occupation from May 2023 following a programme of repairs and upgrades, including decoration and new LED lighting.



Block 8, Unit 2



Block 8, Unit 2



Block 9*

* images taken post 2018 refurbishment

LEASE TERMS

Units are available on standard Full Repairing and Insuring lease terms, for periods to be agreed.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in any transaction, with the tenant responsible for any registration fees and, if applicable, Land & Buildings Transaction tax.

EPC

Following their refurbishment, the properties in **Block 3, Block 4** and **Block 8** have achieved an EPC B rating, the highest achievable for this age and specification of existing building.

EPC certificates available on request.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Stephen St Clair

T: 07795 426 771

E: stephen.stclair@rosslynproperty.com

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Block 4, Unit 1

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