



QUALIFIES FOR
100% RATES RELIEF



Workshop and 1st Floor Offices

Unit 14 Cotton Street Industrial Estate, 198 Swanston Street, Glasgow G40 4HW

Location

The subjects are located on the west side of Swanston Street within Cotton Street Industrial Estate, and lie within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre. The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location. Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk. There is ample car parking locally.

Surrounding occupiers include Stratum Masonry, Precious Time Cleaning and ECO Refrigeration, Shedman and Absolute Storage.

Description

The subjects comprise a mid terraced two storey property with blockwork walls clad externally in profile sheeting under a profile sheet clad roof, with 6 car spaces to the front.

Internally, the premises consist of a ground floor workshop and 1st floor offices. Loading access to the workshop is from a 2.75m x 2.80m roller shutter with a separate entrance to the offices, with the 1st floor accessed from timber stairs.

The workshop has access to a toilet. The 1st floor comprises two large open plan offices, a smaller front office and a kitchen and toilet. The offices are presented to good standard including laminate flooring, painted plaster walls, a suspended ceiling and LED lighting. There are double glazed windows at the front elevation providing excellent daylight.



Floor Area

Gross Internal Area:

Workshop:	1,063 sq ft (98.92 sq m)
1st Floor Office:	1,276 sq ft (117.75 sq m)
Total:	2,339 sq ft (216.67 sq m)

Rent / Terms

£17,500 per annum, exclusive of VAT.

The lease is offered on full repairing and insuring terms for a period to be agreed.

Business Rates

RV:	£11,300
Payable:	£5,627

The unit benefits from 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at Glasgow City Council.





Service Charges

The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the building's insurance premium.

Energy Performance Certificate

Upon request.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. April 2025