



Hayburn
Consulting

TO LET
RARELY AVAILABLE
INDUSTRIAL/WAREHOUSE SPACE
FROM 4,000SQ.FT. - 10,800SQ.FT.

BARCLAY CURLE COMPLEX **SOUTH STREET, GLASGOW, G14 0BX**



LOCATION

Barclay Curle is a well-established industrial complex with a range of workspaces, creative studios and storage containers. It is located on South Street to the west of Glasgow City Centre.

There is easy access to the city centre and West End of the city.

0141 221 8242
www.hayburnlane.com



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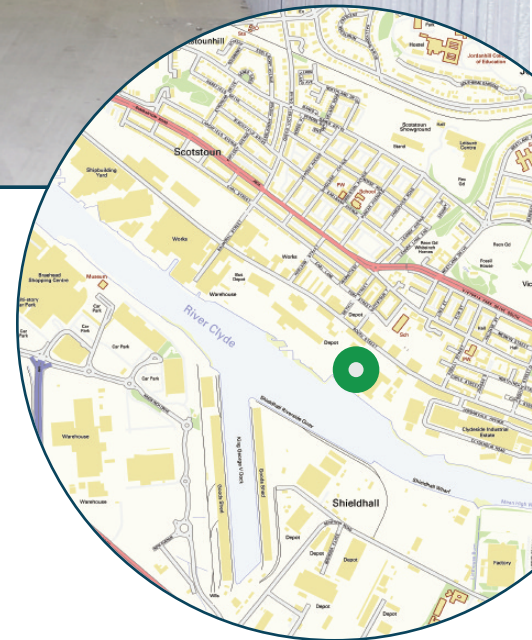
DESCRIPTION

Due to relocation, we have two large high eaves height bays available. The floor areas are:

BAY E - 8,000 sq.ft. – 743 m²

BAY G - 10,850 sq.ft. – 1,008 m²

EAVES HEIGHT – 28' – 8.53m



We would actively look at splitting these bays into smaller areas. The space is traditional heavy industrial construction, wind and watertight and accessible by roller shutters.

Yard space is available on a shared or exclusive basis.

RATEABLE VALUE

The subjects are entered into the valuation roll with rateable values of :

BAY E - Approx £20,000 TBC BAY G - £25,250

If the units are split, the rateable value will require to be re-assessed.

LEASE TERMS

The space is available on flexible simple lease terms. Rents will be from **£4/sq.ft.**, depending on the floor area required.

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

AML

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

VAT

All prices, rents, premiums, etc., are quoted exclusive of VAT.

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Hayburn Consulting
23 Burgh Hall Street
Glasgow G11 5LN

T: **0141 221 8242**
E: **andrew@hayburnlane.com**

Hayburn Consulting for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
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