

## TO LET

### FITTED COLD STORE/WAREHOUSE PREMISES

80 COXHILL STREET  
GLASGOW  
G21 1HL

#### LOCATION

The property is situated on the south side of Coxhill Street close to its junction with Pinkston Road in the Sighthill area of Glasgow.

#### DESCRIPTION

The premises comprise a single storey warehouse of traditional brick construction surmounted by a pitched metal trussed roof.

Internally the building is laid out to provide warehouse space with built-in cold store facility, ancillary office and toilet.

Part mezzanine storage is provided over the warehouse space.

#### FLOOR AREA

From measurements taken on site we estimate the subjects have a gross internal area of approximately 283.4 sq m (3055 sq ft) or thereby.

#### RATEABLE VALUE

We are verbally advised by the Local Assessors department that the subjects are entered in the current Valuation Roll as follows: -

RV/NAV £7,600



#### RENT

Our Clients are seeking offers in excess of £8,500 per annum exclusive for a new full repairing and insuring lease for a term of negotiable length incorporating regular upward only rent reviews.

#### LEGAL FEES

The incoming tenant will be liable for the Landlord's legal fees to include stamp duty land tax (if any) together with registration dues, outlays and VAT.

#### VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole letting agents Freeman MacLeod on 0141-353-3502.

info@freemanmacleod.com

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#### IMPORTANT NOTICE

Freeman MacLeod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

(1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on

them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) No person in the employment of Freeman Macleod has any authority to make or give any representation or warranty whatever in relation to this property.

(4) All prices, premiums and rents quoted are exclusive of VAT.

(5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.

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