

# TO LET

## INDUSTRIAL UNIT FOR LET

UNIT 10, 8 BOWERWALLS PLACE, BARRHEAD, G78 1BF



- > INDUSTRIAL UNIT LOCATED WITHIN A WELL ESTABLISHED ESTATE
- > PROPERTY EXTENDS TO 73 Sq. M (785 Sq. Ft) OR THEREBY
- > NEW FRI LEASE AVAILABLE ON LONG TERM LET
- > RENTAL OFFERS IN EXCESS OF £7,850 PER ANNUM INVITED

**Viewing Strictly by Available Appointment  
Only. Please Contact:**

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## Location

Crossmill Business Park is located within the suburb town of Barrhead some eight miles south west of Glasgow city centre, accessed via the A736 to Paisley. J3 of the M77 is just seven minutes' drive away, offering connections to the central motorway network of the M8, M74, and M73. It is located on the main bus route serving Barrhead offering connections to Glasgow and Paisley. The local area is a mix of industrial, retail and residential properties.

## Description

The units are of a modern build with a steel portal frame construction with internal blockwork walls. The roof and external walls are clad in profile metal sheeting with an eaves height of 4.2m and translucent panels providing a good level of natural light. Internally, the unit has been fitted out with an in span office, toilet and dedicated kitchen area. The front of the unit faces onto the common service yard from which there is vehicular access to the unit via a steel roller shutter door. Pedestrian access is via a separate door while there is a fire escape door to the rear.

## Size

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the Gross Internal Area to be 73 sq. m. (786 sq. ft.) or thereby.

## Rent

Offers in excess of £7,850 per annum are invited. No VAT is chargeable on this rental. A deposit of 3 month's rent is payable, which is held for the duration of the lease.

## Lease

The property will be let for a minimum period of 10 years. The prospective tenant will be responsible for all internal and external repairs and insurances, i.e. Full Repairing and Insuring (FRI) terms. The rent is payable in advance on the 28th of each month, by direct debit. The monthly charge will be subject to an annual, upwards only review. Prior to occupancy, credit and reference checks will be undertaken.

Use for motor trade; leisure activities; or uses that generate substantial vehicle movements or introduce hazardous materials will be discouraged. Retailing is not permitted.

## Rates

The Rateable Value of the property is £4,600 effective from 2017. The tenant is responsible for the non-domestic rates on property. The Scottish Government offer a number of schemes to SME businesses that offer relief on rates liability if the business is eligible.

## Utilities

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.



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## EPC Certificate

EPC Certificate will be available upon request.

## Service Charge

The tenant will be responsible for a proportion of the cost of any common works for repair and maintenance of the building, common courtyard, fences, gates and landscaping to be carried out by the landlord and recharge to tenants on a pro rata basis. There is no service charge levied at present, but the Council reserves the right to recover these costs. Excludes – Non-domestic rates and water charges relating to the subjects are billed separately.

## Insurance

The landlord insures the building and the cost is recharged to the tenant.

## Statutory Requirements

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve East Renfrewshire Council of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

## Legal Costs

The ingoing tenant will be responsible for their own legal costs along with the cost of reasonable council estate and solicitor costs along with the associated stamp duty land tax, registration dues and VAT associated with the transactions

## Anti-Money Laundering Regulation

The Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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)/ occupiers(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.

**Statutory requirements:** Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve East Renfrewshire Council of all such requirements. In particular, you will be responsible for obtaining any requisite planning permission and Building Control approval for your use of the property. These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any 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. No person in the employment of East Renfrewshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

The information contained in these particulars have been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 East Renfrewshire Council is bound by the terms of this Act. This means that East Renfrewshire Council cannot, in certain circumstances, be party to a confidentiality clause. AUG 2022



