



FOR SALE

Food Production Unit

Units 1– 2 & 3
The Green
Twechar
KILSYTH
G65 9QA

- ◆ Situated in an industrial area
- ◆ Good transport links
- ◆ Fit out designed for food production
- ◆ Delivery Access
- ◆ External yard
- ◆ Car parking provision
- ◆ Unit provides office space, changing facilities, canteen area and toilet facilities



0141 300 8000
gva.co.uk

Location

The property is located in the small town of Twechar, situated to east of Kirkintilloch, along the main arterial road through the town.

On the main street the area is well serviced by bus with regular services to Glasgow. The main street joins onto the B8048 and ultimately connects onto the M80 via junction 4, located just 5 miles away.

The area has a good industrial presence with Twechar Enterprise Park located at the heart of the town and Westfield industrial estate only a couple miles away. Industrial and light industrial are the key land uses in and around the Twechar area.

Description

The premises comprise of three interlinked industrial units of steel portal frame construction with solid concrete floors; clad with plastic coated metal sheeting to the main elevations.

The premises have been used for food production and the general layout is bespoke to the aforementioned use and is not typical of a traditional industrial use (storage and distribution). We understand that the current fit out including hygienic wall surfaces, ceilings, lighting partitioning, air conditioning will all remain although there is a cost to remove it, if required.

There is an external yard / car parking space to the front of the property. This is also utilised for delivery access via the roller shutter door(s). There is some general landscaping at the gable end of the property.

There is a staff area including office, changing facility, canteen area and toilet accommodation to the rear of the building.



Rateable Value

The property has been valued at £17, 100.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

EPC

The Energy Performance Certificate (EPC) can be made available on request.

For further information please contact:

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