

# Northern Property

Estate Agents & Property Consultants

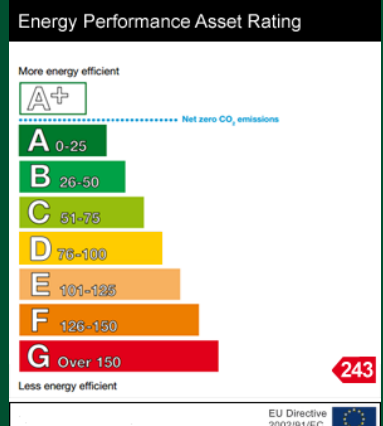


Glenwood Business Centre, Unit 28 & 29  
Glenwood Business Centre  
Springbank Place

Per Year  
**£8,485**



- Ground Floor Office & Workshop
- Separate WC
- Rates Approximately £3,460 Per Annum
- Circa. 1950 Sqft
- EPC Rating G243 (0799-0071-5530-4500-3103)



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# Description

## LOCATION

Glenwood Business Park is situated within Springbank Industrial Estate. The property is situated just off Pembroke Loop Road, in close proximity to the M1 motorway and approximately 5 miles from the city centre. The area also benefits from excellent public transport connections.

## DESCRIPTION

The premises comprises of a ground floor warehouse space with office space and separate W.C. facilities, ideal for a small to medium business. The unit is finished with concrete flooring, masonry walls. The unit is circa 1,950 Sqft.

The location is monitored by 24 hour CCTV that is linked to ESS and externally monitored between 6 pm to 6am. The site can be accessed 24/7, through the on site security guard for the main entrance and tenant swipe card access to industrial estate.

The potential tenants can also avail of the onsite communal facilities offered; these include, hiring an excellent modern training and conference room as well as a large computer suite.

Overall this is an ideal opportunity for businesses to benefit from all the possible services an industrial estate has to offer with the advantage of 24/7 security and helpful onsite vendors.

**RENTAL PRICE** - We have been instructed to seek rent of £8,485 Per Annum plus VAT (£707 Per Month plus VAT)

**RATES** - Rates have been calculated being approximately £3,460 Per Annum

## FURTHER INFORMATION

For access, further information and/or register your interest, please contact:



Carla Rafferty - 028 90 324 555 -  
carla@northernproperty.com

## Ground Floor

### ROOM (1):

4.84m x 7.42m (15' 11" x 24' 4")







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**Customer Due Diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of funds (Information on the payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual agreement with Northern Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.