

# To Let

On Behalf of

## Kangaroo Self Storage

**Bulk and Fitted Storage Solutions**

On Flexible Terms



**kangaroo**  
self storage

**515-519 Shettleston Road,  
Glasgow, G31 5JS**

From 1.86 sq m (20 sq ft) to 3,623 sq m (39,000 sq ft)

**Cheap, Affordable & Flexible Storage  
All Sizes & All Inclusive Rates**



Property Consultants

**0131 315 0029**

Burns and Shaw Property Consultants  
32 Inverleith Terrace, Edinburgh, EH3 5NU

Tel 0131 315 0029 Fax 0131 315 2401

[www.burnsandshaw.co.uk](http://www.burnsandshaw.co.uk)

## Location

Glasgow, with a resident population of approximately 580,690 persons and regional catchment of over 2,000,000 people is situated on the banks of the River Clyde and is Scotland's largest City.

The M8 motorway passes through the City Centre and connects to Central Scotland's motorway network via the M77, M73 and M86 motorways. The City is served by two international airports; Glasgow International Airport and Prestwick International Airport.

The subject premises are located on Shettleston Road (A89) one of the City's principal arterial routes in close proximity to the Forge Retail Park. The City Centre and M8 motorway are only 10 minutes drive away.

## Accommodation

The subjects comprise a stand-alone warehouse within a secure compound offering both bulk and fitted storage solutions from 1.86 sq m (20 sq ft) to 3,623 sq m (39,000 sq ft). The fitted storage is provided in individual rooms with 25 different sizes available ranging from 2.32 sq m (25 sq ft) to 464.5 sq m (5,000 sq ft). Each individual room is separately lockable with further on-site security provided by 24 hour monitored CCTV, high security fencing and access control systems. The unfitted storage space can be subdivided and let to any required size. Both fitted and unfitted storage space requirements can be upsized or downsized whenever required.

The facility is open 7 days a week with a manned reception area and staff on-hand to operate a free forklift service if required. A free receipt of goods



service and a free collection service is also available.

## Flexible Licence Terms

The accommodation is available to let on flexible terms with a rental licence agreement available from 1 week upwards. Only 7 days notice required to terminate agreements. Rental rates are inclusive of business rates. Kangaroo are currently offering a price guarantee whereby they will beat any competitive quote. **For further information on pricing please contact the sole agents or Kangaroo Self Storage directly on freephone 0800 012 1529 quoting BS2.**

## Viewing and Further Information

To arrange a viewing or for further information please contact either:-

Niall Burns: 0131 315 0029  
niall@burnsandshaw.co.uk

Adam Shaw: 0131 315 0382  
adam@burnsandshaw.co.uk



## MISREPRESENTATION ACT

"Burns and Shaw (and its subsidiaries and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Burns and Shaw cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statements or fact or representations and must satisfy themselves as to their accuracy;
- (iii) No employee of Burns and Shaw (and its subsidiaries and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition;
- (v) Burns and Shaw (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) to its state or condition or that it is capable of fulfilling its intended function.
- (vii) Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."