



To Let/Assign

Industrial Warehouse & Office with Substantial Secure Yard

2580 London Road, Glasgow, G32 8XZ

- Prominent roadside warehouse extending to 9,700 sq ft
- Generous office/storage facilities extending to 3,745 sq ft
- Large secure yard extending to approximately 1.95 acres
- Surrounded by a number of high quality occupiers
- Excellent branding opportunities along London Road.

0141 221 9191

25 Bothwell Street, Glasgow, G2 6NL
Glasgow@knightfrank.com

Location

The subjects are located approximately 5 miles east of Glasgow City Centre, occupying a prominent position on the south side of London Road.

The site benefits from immediate access to the M74 and wider motorway network via Junction 2A.

The site is surrounded by a wealth of quality neighbouring occupiers such as Polypipe, Jewson, The Range and Screwfix.

Description

The subjects consist of warehouse along with a secure 1.95 acre concrete and hardcore surfaced yard with site/ancillary offices.

The warehouse unit extends to approximately 9,700 sq ft and is of steel portal frame construction with profile metal sheet cladding. Access is via 3 roller shutter access doors.

The office accommodation consist of cellular space with suspended ceilings, Cat 2 lighting, perimeter trunking and gas central heating. There is also a customer reception as well as a purpose built boardroom.

The yard surface is a combination of concrete and hardcore, secured by a perimeter palisade metal fence. Access is provided via two access points onto London Road. The yard is also floodlit and covered throughout with CCTV.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the areas to be as follows:

Description	Sq.m	Sq. Ft
Warehouse	901.16	9,700
Offices	347.91	3,745
Total	1,249	13,445

Site

We calculate the total site area extends to approximately 1.03 hectares (2.54 acres).

Total clear yard space extends to approximately 1.95 acres.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice.

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Lease Terms

By way of sub-lease/assignment.

Our client seeks to dispose of their lease expiring November 2023.

Quoting rental of £95,000 per annum.

Rateable Value

The property is currently entered in the Valuation Roll at a rateable value of £54,000.

Energy Performance Certificate

A copy is available on request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction. The sub-tenant/assignee will be responsible for any Land and Buildings Transaction Tax and Registration Dues, if applicable.

VAT

Any figures quoted are exclusive of VAT, which where applicable will be payable at the prevailing rate.

Viewing & Further Information

Contact the sole selling agents, to whom all formal offers should be submitted in the Scottish Legal Form.

Alex MacKay

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alex.mackay@knightfrank.com

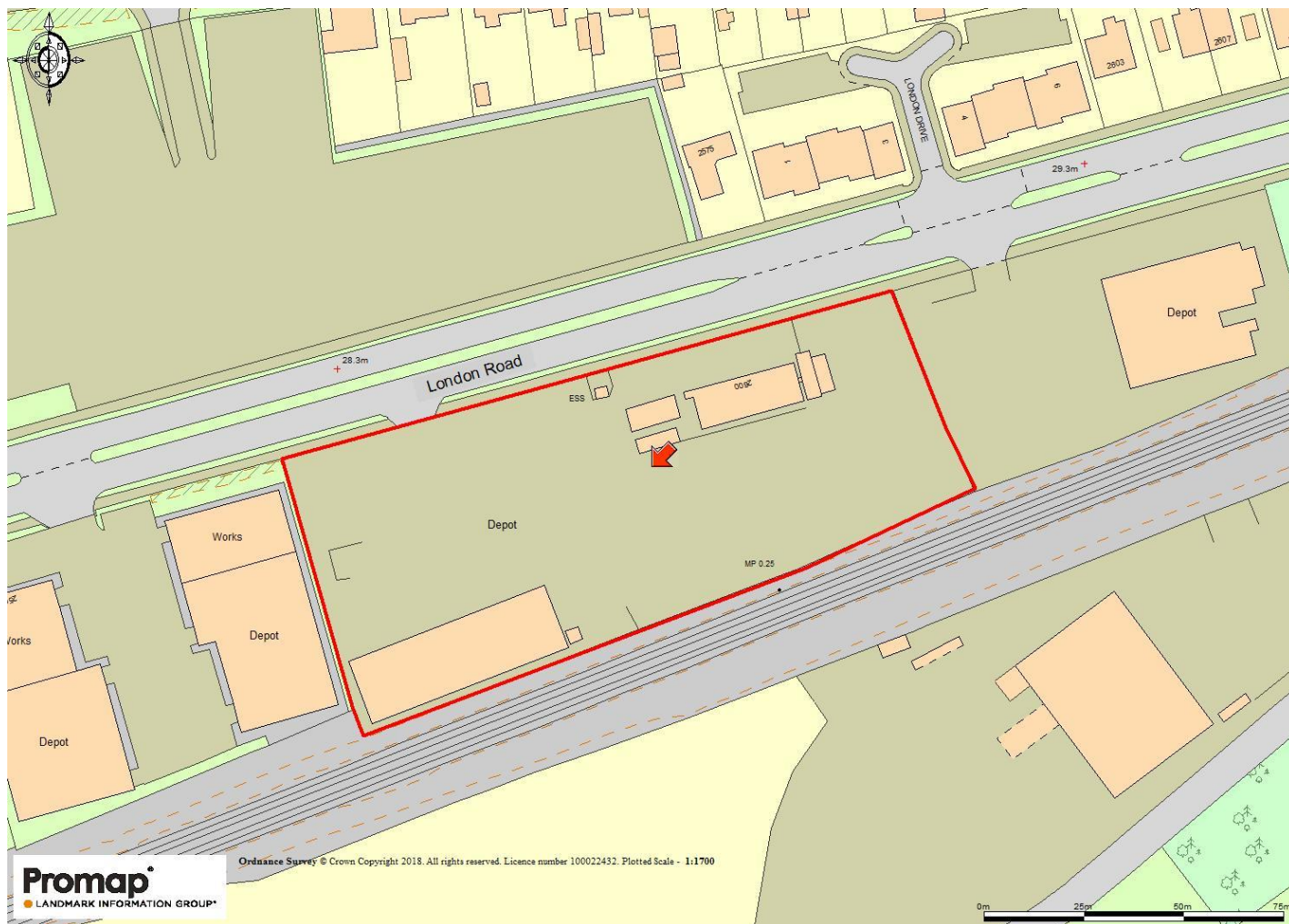
Sarah Addis

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Site Plan



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