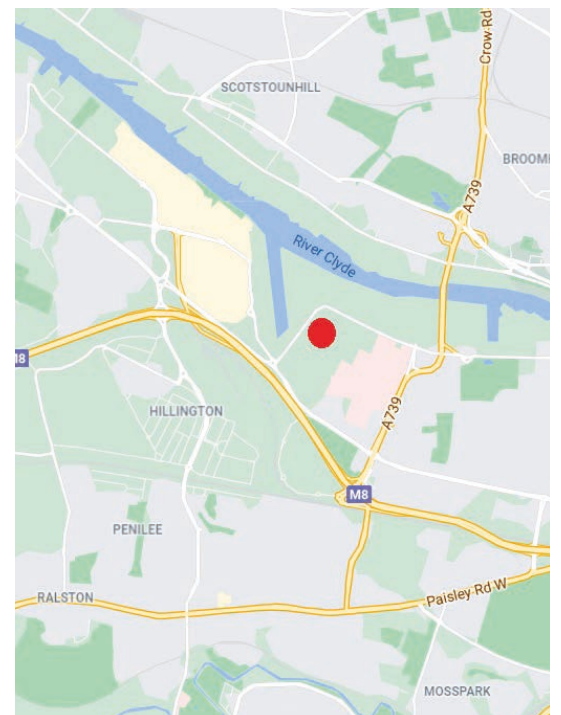




16-28 Bogmoor Place, Glasgow, G51 4SN

- Substantial industrial premises
- Ancillary office accommodation
- Situated within an established industrial location
- Warehouse/workshop space 3,111 sq. ft. - 7,691 sq. ft.
- Office space 2,300 sq ft
- New FRI lease available



LOCATION

The subjects are located within an established industrial location in Govan, approximately five miles south-west of Glasgow city centre. The subjects benefit from close proximity to Renfrew Road, providing easy access towards the M8 motorway at Junction 26 (Hillington Interchange). Notable nearby occupiers include Princes, Marshall Wilson, Caledonian Maintenance Services and Cockburn Badminton Centre.

DESCRIPTION

The subjects comprise the ground floor of a two-storey industrial building of traditional construction mounted by a pitched roof. Access to the unit is by way of pedestrian entrance door or two roller vehicle access doors.

Internally, the subjects benefit from concrete flooring, 3 phase electrical power, office accommodation with associated kitchen area and WC facilities. The property can be let in part & was most recently used as a joinery workshop. Machinery is available separately for outright purchase. A list of items can be made available.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Warehouse:	7,691 sq ft
Office:	2,300 sq ft
Total:	9,991 sq ft



LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

On application.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £25,500 and draft value of £32,000 from 1st April 2023.

The rate poundage for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald LLP
233 St. Vincent Street
Glasgow
G2 5QY
Tel: 0141 332 1194

To arrange a viewing please contact:



Tom Conway

tom.conway@g-s.co.uk
07810 544 912
0141 332 1194



Caitlin Sands

07789 557 681
caitlin.sands@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023