

Prime Industrial Warehouse Facility with Substantial Yard

2410 London Road, Glasgow G32 8XZ

Colliers

To Let



2410 London Road

Glasgow
G32 8XZ

- 26,679 sq ft (2,479 sq m) on a large site of 2.33 acres (0.94 ha)
- Prime Industrial location
- Close to Junctions 2A & 3 of M74
- Fast & easy access to City Centre and Central Belt
- Prominent situation on A74 London Rd
- Variety of amenities close by, including; McDonalds, KFC, Costa Coffee, Starbucks and a Premier Inn.

Iain Davidson
Director | Industrial & Logistics
07795 010118
Iain.Davidson@colliers.com
[Colliers.com/uk/industrial](https://colliers.com/uk/industrial)

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Building A



Building A



Building B



Building B



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Location

The property is located in the Mount Vernon area of Glasgow, approximately 5 miles East of the City Centre. Located on the south side of London Road (A74), a short distance from its junction with the A763 Carmyle Avenue and a short distance to both junctions 2A and 3 of the M74 motorway which provides excellent access to Glasgow City Centre, Lanarkshire, the South and the rest of the national motorway network.

The subjects occupy a prominent roadside position with the A74 being one of the principal roadways through the City's East End leading to the City Centre.

The surrounding area is of mixed character with commercial/industrial uses along this part of London Road and residential to the north. A railway line runs parallel to the southern boundary of the site.

Nearby occupiers include Wickes, The Range, Iceland, Ceramic Tile Distributors, Ainscough Crane Hire, VK Timber and Building Merchants and Jewson. Other industrial and commercial occupiers within nearby industrial estates, providing testament to the area's prime industrial and distribution location include; DHL, Royal Mail, Parcelforce, DPD, Speedy, Scottish Power, Scottish Gas, Siemens, BT Openreach, Domino's Pizza & B&Q distribution centre.

Description

The property comprises 2 industrial buildings on a secure site of approximately 2.33 acres forming part of a larger site that has been used for a range of industrial, storage and distribution uses.

Unit A (19,016 sq ft)

- Steel portal frame construction with Concrete floor
- Blockwork to dado height with profile metal cladding to eaves
- Profile metal clad roof with circa 10% translucent rooflights
- 9.26m to underside haunch rising to 11.13m at apex
- 3 ground level loading doors
- Gas fired ambi-rad heating
- LED and sodium lighting
- Small office and WCs
- Racking
- Sprinklers
- External floodlights
- Tarmacadam surfaced yard

Unit B (7,663 sq ft)

- Steel frame construction with Concrete floor
- Brickwork to dado height with profile metal cladding to eaves
- Profile metal clad roof with rooflights
- 3.17m eaves height rising to 4.8m at apex
- 2 ground level loading doors
- 1 no. gas fired warm air heater
- Fluorescent strip lighting
- Sprinklers
- External floodlights
- Tarmacadam surfaced loading area/car park

The site is secured by palisade fencing and steel gates at the site entrance on Kenmuirhill Rd.

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Accommodation

		Area (sq ft)	Area (sq m)
Unit A	Warehouse	18,836	1,749.88
	Office/WC	180	16.71
	Unit A Total	19,016	1,766.59
Unit B	Warehouse	7,663	711.95
Total		26,679	2,478.54

The intention is to sub-divide the wider site leaving both buildings on a site of approximately 2.33 acres equating to a low site coverage of approximately 26.5%. The internal boundary of the sub-divided site will be secured by fencing and steel gates.

Rates

The property is listed in the current Valuation Roll forming part of Ref. No. M207602414 00025 as follows:

Premises	Description	Rateable Value
2414 London Road	Store	£295,000

This Rateable Value includes a building and portion of the wider site that will be retained by our client. The property will therefore require to be reassessed by the local Authority Assessor's department to reflect the removal of the building and portion of the site being retained by our client. Rating enquiries should be made directly to Glasgow Assessor's Department. T: 0141 287 4444.

Lease Terms

The property is available to lease on the basis of a new Full Repairing and Insuring lease for a period to be agreed between the parties.

Rent

On application.

Energy Performance Certificate

Unit A | EPC Rating C

Unit B | EPC Rating A

VAT

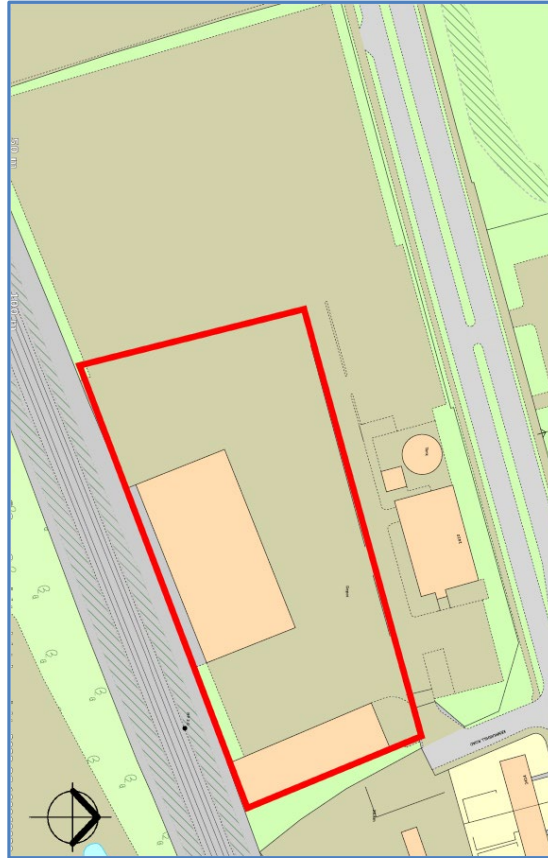
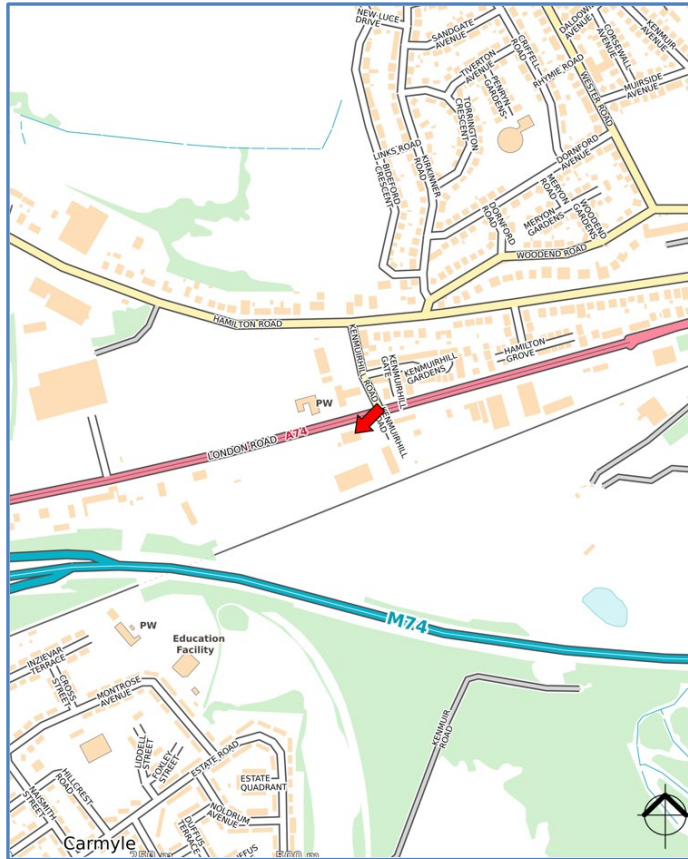
All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the incoming tenant liable for any Land and Building Transaction Tax or Registration Fees.

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Google Earth

Viewing / Further Information

For further information or to arrange a viewing please contact:



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