

TO LET

DALKIN + CO

91 LOANBANK QUADRANT IBROX, GLASGOW G51 3HZ

**WAREHOUSE WITH PRIVATE SECURE YARD
– RECENTLY UPGRADED & REDECORATED
– WALK IN CONDITION**



Location

The property is located on the north side of Loanbank Quadrant close to its junction with Helen Street in the Govan area of Glasgow around 2 miles to the south west of Glasgow city centre.

The area is a long established and popular industrial area, benefitting from excellent access to the motorway network with junctions 24 and 25 of the M8 motorway in close proximity.

There is easy access to the M77 and M74 from the road network and also the Clyde Tunnel is close by and provides direct access to the north side of the city and also the west end.

There are a wide variety of occupiers in the surrounding area including JEWSON; MORRIS + SPOTISWOOD; IRON MOUNTAIN; HOWDENS from a shed and trade counter perspective but also ASDA; GREGGS; STARBUCKS along with IBROX STADIUM and also GLASGOW UNDERGROUND STATION whilst GLASGOW AIRPORT is also only a few miles down the M8.

Description

The property comprises a small warehouse with its own secure yard.

The warehouse has a new metal clad insulated roof. The property also benefits from recently upgraded phase 3 power supply. There are 2 electric roller shutters providing access from the warehouse to the secure yard area.

The small office block at the front is also protected by external roller shutters over the door and windows.

At the moment there is a small mezzanine area in the warehouse which is suitable for use as additional storage but can also be removed.

Accommodation

SITE FRONTAGE	110'0 (33.5 m) approx.
SITE DEPTH	131'2 (40 m) approx.
WAREHOUSE	5,479 sqft (509 sqm) approx.
ADDITIONAL MEZZANINE	509 sqft (47.3 sqm) approx

The landlord has recently carried out works to upgrade the property including the following :

- New LED lighting in workshop.
- New emergency lighting provided.
- New fire alarm fitted.
- Office/toilets/kitchen areas redecorated and new flooring installed.
- Workshop and store area redecorated.
- Externally all areas have been checked over any some minor works carried out to make sure premises are wind and watertight.

Rent

£42,000 per annum.

Rateable Value

We are verbally advised that the subjects have a new rateable value of £24,750 from April 2023.

Lease

The subjects are offered on a new lease basis for a minimum period of 10 years and to incorporate rent reviews 5 yearly – longer term lease is available and details on request.

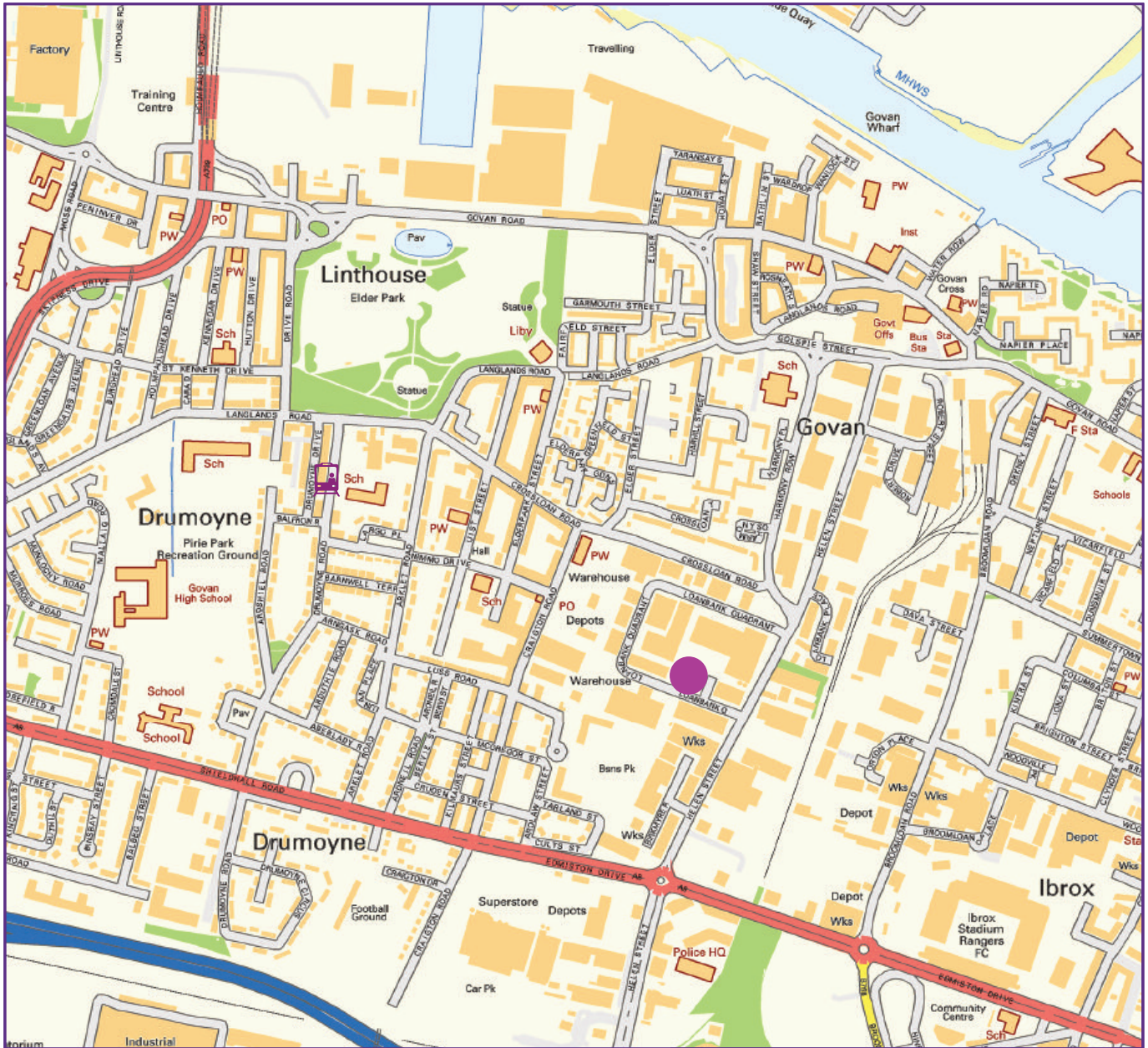
VAT

All prices , premiums and rents quoted are exclusive of VAT.



Location Map

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Legal Costs

Each party will be responsible for their own legal costs.

Entry

Immediate entry is available.

EPC

Available on request.

Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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