



95
KILBIRNIE STREET

FOR SALE
PRIME DEVELOPMENT
OPPORTUNITY

6.55 acres (2.65 hectares)

Watch the video



95 KILBIRNIE STREET, GLASGOW G5 8JD →

PRIME DEVELOPMENT OPPORTUNITY



Site extending to 6.55 acres (2.65 ha)



Located 1.5 miles south of Glasgow City Centre (outwith ULEZ Zone)



Excellent motorway links (M74/M8/A77 adjacent)



Self-contained site with existing access road



Fully serviced



Suitable for a variety of uses including industrial, trade counter, residential, office, warehouse, etc subject to planning



To be sold with vacant possession



THE OPPORTUNITY

This is a unique opportunity to purchase a development site covering approximately 6.55 acres (2.65 ha), located in a highly desirable industrial and business area which is transitioning to mixed use.

Positioned strategically on the periphery of Glasgow City Centre, the site has significant potential for developers and owner-occupiers alike.





OVO Hydro

M77

M8

Central Glasgow

Barclays Campus

Solasta Riverside

M74

Maclean Fittings

Storage Vault

Super Soccer

Green Fulfilment

Tradeston Performance

Viking International

RR Glasgow

Arnold Clark

Glasgow Calor Centre

Gorbals Tyre Centre

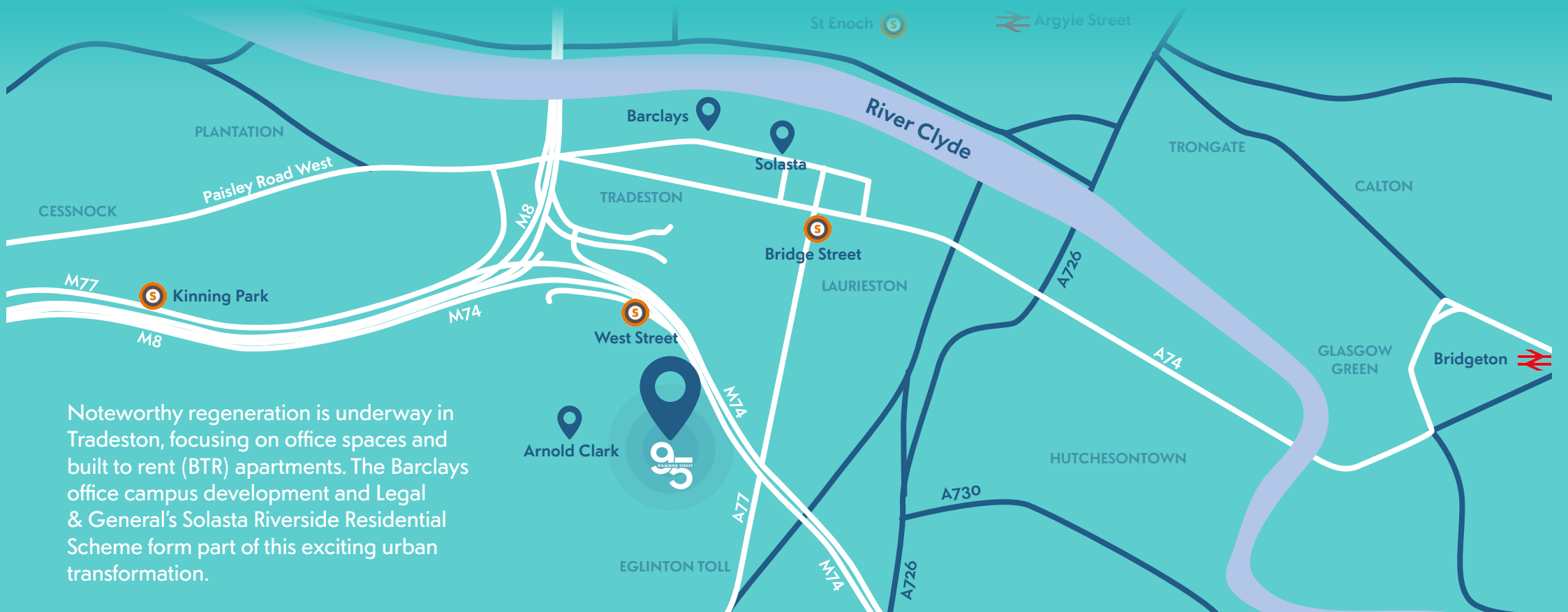
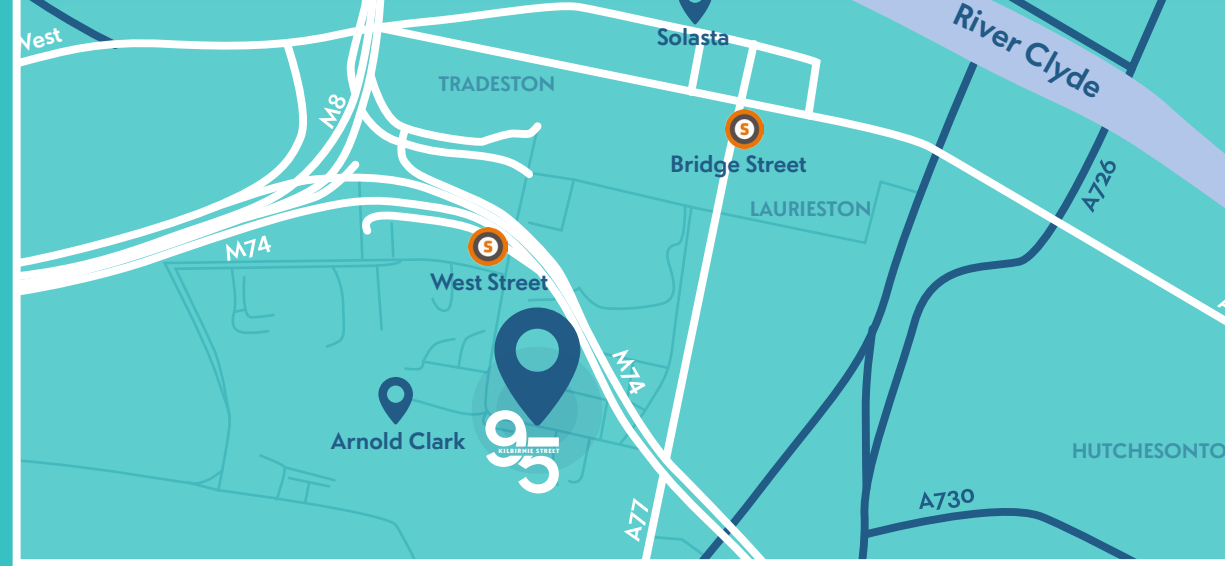
140 new homes by Home Scotland



LOCATION

Situated at Kilbirnie Street, 1.5 miles south of Glasgow City Centre, this site is strategically positioned between the Tradeston area to the north and the Pollokshields area to the south.

The neighbouring areas present diverse landscapes industrial and trade counter units to the north with residential to the south.



Noteworthy regeneration is underway in Tradeston, focusing on office spaces and built to rent (BTR) apartments. The Barclays office campus development and Legal & General's Solasta Riverside Residential Scheme form part of this exciting urban transformation.

CONTEXT

With a population of 635,000 people, Glasgow is Scotland's largest city, and the fifth most-visited city in the United Kingdom. Glasgow has a rich industrial history, playing a significant role as a trading city during the 19th century. In recent years, it has emerged as a prominent global business destination, attracting diverse industries.

The Tradeston area north of Kilbirnie Street has been experiencing significant regeneration, particularly in office use. A notable development is Barclays' 470,000 sq ft campus at Buchanan Wharf, which has repositioned the area. This locality is part of the Glasgow International Financial Services District, characterized by new office schemes along the River Clyde.

The Pollokshields area to the south, leans towards residential development. Recent projects like Brickfield Crescent, a housing development by Home Group Scotland, demonstrate this shift. Brickfield Crescent repurposed the former Maxwell Road gasworks site, creating 140 homes.

Kilbirnie Street is historically industrial, boasting strategic proximity to the M74 and M8 motorways. The area is a hub for diverse industrial operations, encompassing local and national players, fostering a growing industrial community. Notable occupiers include Arnold Clark, Viking International Tyres, Bestway, and Tradeston Performance Mechanics



Greater Glasgow has a population of 1.85m people



£47.3bn GVA in 2021



Established as a global business destination



29% of Scottish Businesses call Glasgow 'home'



32% of Scottish GVA



Key industries include Healthtech & Precision Medicine, Fintech, Space Industry and Advanced Manufacturing

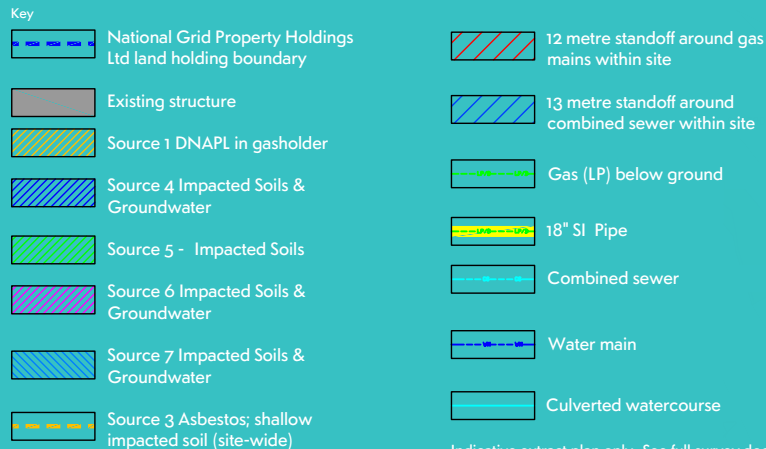
THE SITE

The site is approximately 6.55 acres, featuring mainly level terrain with a slight rise towards the southern end adjacent to the railway.

It is a self-contained area accessible via an existing entrance from Kilbirnie Street. The northern and western boundaries are fenced, while the eastern side is bordered by a brick-built wall. Additionally, there's a gated access point to a pedestrian railway bridge at the southern end, connecting to Pollokshields and the Brickfield Crescent residential development.

Previously, the site housed a call centre office building of approximately 16,900 sq ft. This structure was previously leased to Scottish Gas Networks, but they vacated in April 2021 and subsequently the building was demolished.

The historical use of the site was as a gasworks, of which the infrastructure including the gasholders has been removed over time. The site has been extensively surveyed and investigated, and full reports are available in the data room. The leg of the low pressure gas main which served the former office building on the site can potentially be removed, subject to agreement with SGN.



Indicative extract plan only. See full survey documentation in data room



Nearby occupiers include



PLANNING

The Glasgow City Development Plan allocates the site for Class 4, 5 and/or 6 business, industrial and warehousing uses, and other appropriate and compatible commercial uses such as trade counter are also likely to be supported.

The City Development Plan and the associated Glasgow South Central Local Development Framework (2023) also identify the site within a Transition Area where managed change, to include residential, is supported subject to masterplanning and compatibility with established uses.

Any enquiries regarding planning should be submitted to the planning department of Glasgow City Council through their pre-application process.



Title

The heritable interest in the property is offered for sale. A copy of the title is available in the data room.

Offers

Offers are invited for the heritable interest (freehold) in the whole property. To be kept informed of the sales process interested parties should contact the sole selling agents to register their interest formally and in writing.

The vendor reserves the right to call a closing date and is under no obligation to accept any offer.

The vendor further reserves the right to sell the site without reference to any other party.

Data Room

A technical pack of information is available upon registration of interest by principal parties with the selling agent, and subject to completing a Non Disclosure Agreement. A link to the Data Room can be provided upon request.

Legal Costs

Each party to bear their own costs in the documentation of this transaction, with the purchaser liable for any registration dues, LBTT and VAT incurred thereon.

VAT

The site is elected for VAT. As such VAT will be payable over and above the purchase price.

Viewings

Viewings are strictly by appointment only with the Sole selling agents.



For All Enquiries

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