

UNITS 1 & 2

851 London
Road

GLASGOW G40 3RX

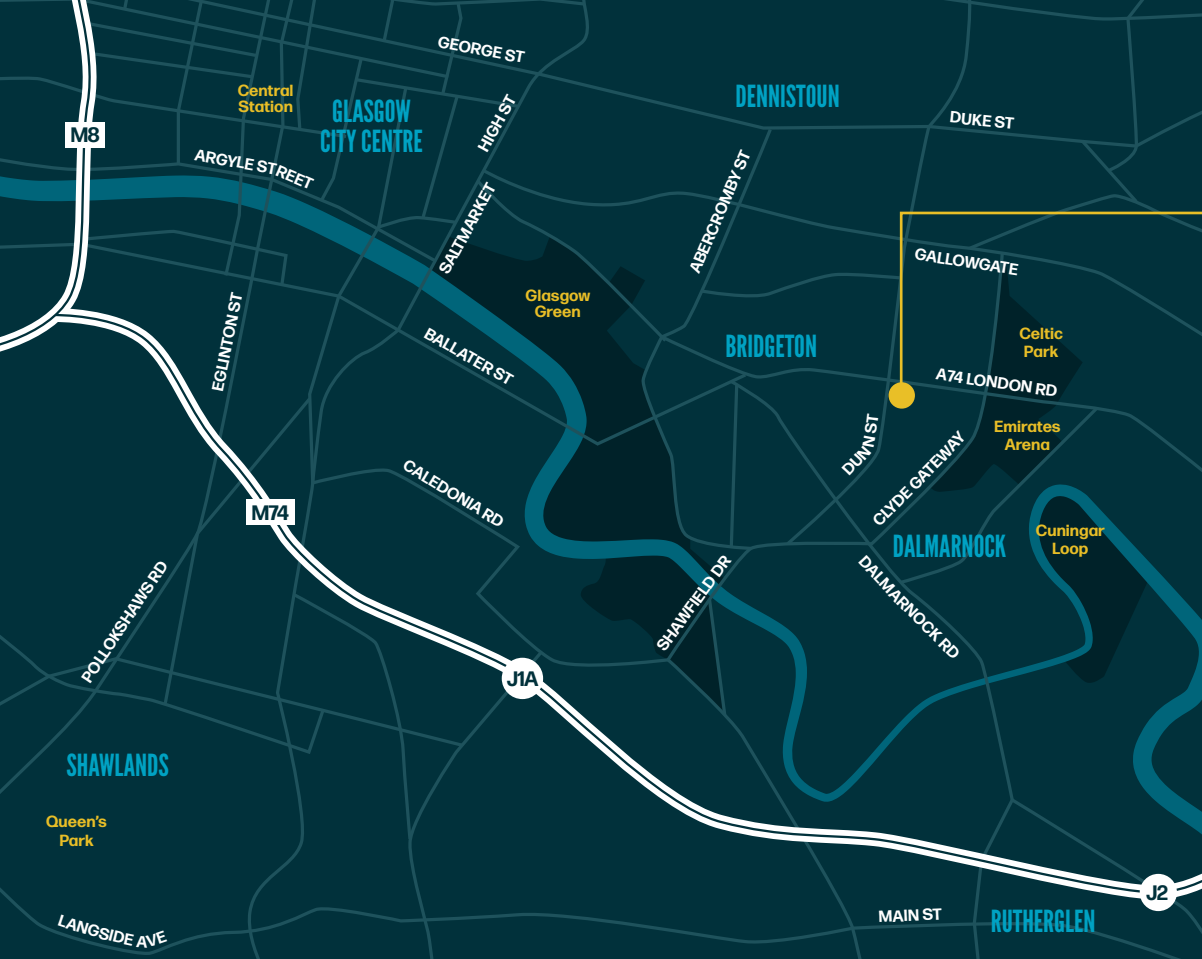
TWO NEW HIGH QUALITY DETACHED INDUSTRIAL BUILDINGS

- » Unit 1 20,000 sq ft (can be split into two 10,000 sq ft units)
- » Unit 2 10,000 sq ft (can be split into two 5,000 sq ft units)
- » First year rates free*
- » Excellent industrial & trade counter location
- » Highly prominent frontage onto A74 London Road
- » Close proximity to Glasgow City Centre, M74 & M8
- » Located outwith Glasgow Low Emission Zone
- » New steel portal frame industrial units
- » Metal clad elevations & roof
- » 7.2m eaves height
- » 2 no. powered ground level loading doors per unit
- » Large concrete yard & parking
- » Ability to create private yard space



TO LET /
MAY SELL
5,000 TO
30,000 SQ FT

VIEW ON
GOOGLE MAPS



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LOCATION

The units occupy a prominent position at the junction of the A74 London Road and Dunn Street, approximately 1.8 miles east of Glasgow City centre. The units benefit from excellent motorway access with the M8 motorway approximately 1.7 miles to the north and the Polmadie junction of the M74 being 1.4 miles south. Junction 2 of the M74 is also 2 miles to the south.

Nearby industrial and trade occupiers providing testament to its excellent location include; Jewson, Screwfix, Toolstation, Paint Shed, Kwik-Fit, Graham, MKM Building Supplies, Halfords Autocentre, Enterprise Rent-a-Car and Calder Millerfield.

Both Bridgeton and Dalmarnock rail stations are within easy walking distance, offering regular and fast services to Glasgow City Centre and throughout Greater Glasgow. The Forge Retail Park, Emirates Arena and Celtic FC are also nearby.

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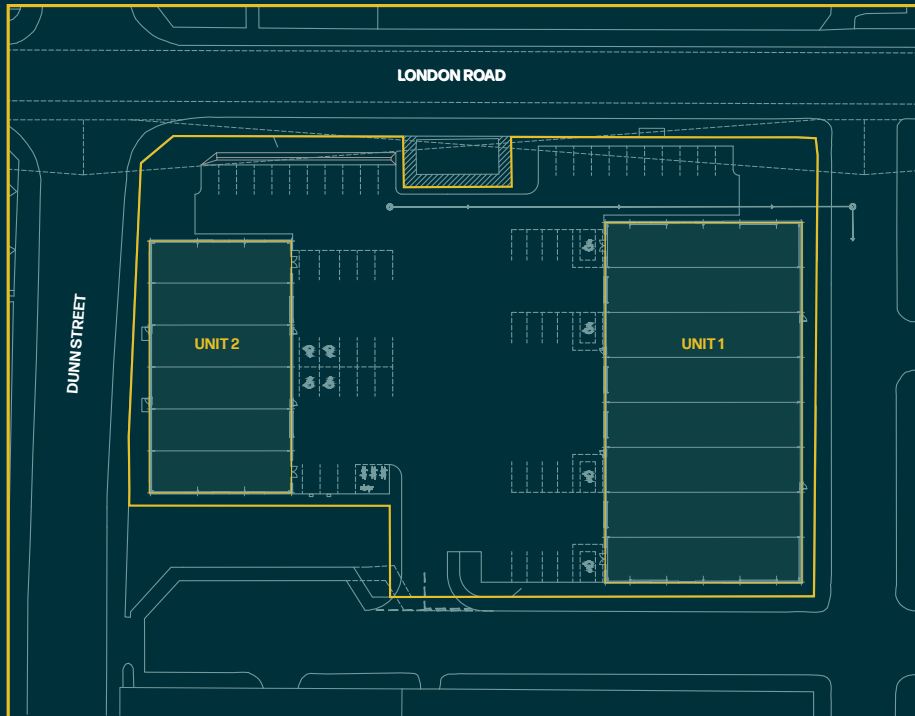
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ACCOMMODATION

Unit 1 - 20,000 sq ft and has the potential to be sub-divided into two 10,000 sq ft units

Unit 2 - 10,000 sq ft and has the potential to be sub-divided into two 5,000 sq ft units



SPECIFICATION

Both units comprise new build high quality detached industrial buildings of steel portal frame construction with metal cladding to elevations and roofs.

Specification highlights include:

	UNIT 1 (20,000 SQ FT)	UNIT 2 (10,000 SQ FT)
Eaves Height	7.2m (6.0m to u/s haunch).	7.2m (6.18m to u/s haunch).
Floor	Reinforced concrete floor to FM2 specification, polished and finished with spray applied curing agent. Floor Loading - 75kN/m2 minimum.	Reinforced concrete floor to FM2 specification, polished and finished with spray applied curing agent. Floor Loading - 75kN/m2 minimum.
Loading Doors	2 no. ground level loading doors (4.0m wide, 5.0m high).	2 no. ground level loading doors (4.0m wide, 5.0m high).
Utilities	Electric - 150 KVa (max). 25mm minimum water supply. Openreach/ Telecom ducting. Drainage - storm water and foul water connections to Scottish Water sewers.	Electric - 100 KVa (max). 25mm minimum water supply. Openreach/ Telecom ducting. Drainage - storm water and foul water connections to Scottish Water sewers.
Services	100mm duct for external lighting points/services to perimeter of site feeding from underslab prescribed pop up locations. 100mm dia. underslab foul water drainage to prescribed pop up locations.	100mm duct for external lighting points/ services to perimeter of site feeding from underslab prescribed pop up locations. 100mm dia. underslab foul water drainage to prescribed pop up locations.
External	Reinforced concrete yard with HGV turning. Parking. Dedicated areas for bin storage, electric vehicle charging point, and accessible parking.	Reinforced concrete yard with HGV turning. Parking. Dedicated areas for bin storage, electric vehicle charging point, and accessible parking.
Planning	Use classes: 4 (Business), 5 (Industrial) & 6 (Storage / Distribution).	Use classes: 4 (Business), 5 (Industrial) & 6 (Storage / Distribution).
EPC	Energy Performance Certificate with typical fitout predicted to be A.	Energy Performance Certificate with typical fitout predicted to be A.
Fit Out	Offices tailored to meet occupier requirements.	10% office content.



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TERMS

The units are available on new Full Repairing and Insuring leases for durations to be agreed. Alternatively, our client may consider selling the units.

RATES

The units will require to be assessed for rates once tenants take occupation.

*As new build units, the tenants are likely to be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Glasgow Assessor's Department: 0141 287 4444.

RENT/PRICE

On application.

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 ingoing tenant liable for any Land and Buildings Transaction Tax or Registration Fees.



VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact:



0141 226 1000
colliers.com/uk/industrial

Iain Davidson
07795 010118
iain.davidson@colliers.com

Colin McManus
07795 613227
colin.mcmanus@colliers.com

Ryden.co.uk
0141 204 3838

Gregor Harvie
07765 255988
gregor.harvie@ryden.co.uk

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