



- > FOUR INTERCONNECTED WAREHOUSE/DISTRIBUTION UNITS EXTENDING TO 1,800 SQ. M. (19,376 SQ.FT.)
- > AVAILABLE IN PART OR AS A WHOLE PROVIDING UNITS FROM 450 SQ.M (4,844 SQ.FT)
- > PROMINENT COMMERCIAL LOCATION WITH GOOD ACCESS TO MOTORWAY NETWORK
- > ANNUAL RENT £102,909

TO LET

UNITS 1B-1E, 7 KILBIRNIE PLACE, TRADESTON INDUSTRIAL ESTATE, GLASGOW, G5 8QR

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01382 878005 www.shepherd.co.uk



LOCATION

Glasgow is Scotland’s largest city and is the west of Scotland’s administrative centre. The estimated population for Glasgow City in 2019 is 633,120 (national records of Scotland) and is the highest out of all 32 council areas in Scotland. The Glasgow city region has a population of circa 1.8m. The M8, M74, M73 and M80 motorway network puts Glasgow at the hub of Scotland’s road network providing links to Edinburgh, Ayrshire, the “south” and the “north”. Following recent upgrades/extensions to the M80 and M74, work has also finished on the M8/M74 to the east of the city which will boost Scotland’s economy by improving connections between the commercial centre’s of Glasgow and Edinburgh and beyond.

The subjects are positioned on the corner of West Street and Kilbirnie Street within the Tradeston Industrial Estate which lies approximately 1 mile south of Glasgow City Centre. The estate benefits from excellent access to the motorway network (M74 and M8) via the nearby Junction 21.

DESCRIPTION

The subjects comprise four interlinked distribution units within a terraced parade. The properties are of steel portal frame construction part infilled with concrete block and facing brick and profile metal sheeting externally.

The units are accessed via vehicular roller doors to the front elevation which provide a width of 3.75 m. and height of 4.9 m. whilst the internal eaves height of the units is 6.25 m.

The units also benefit from full length mezzanine storage.

Externally there is a shared surfaced yard for circulation and car parking.

ACCOMMODATION	SQ. M.	SQ. FT.
Unit 1B	450	4,844
Unit 1C	450	4,844
Unit 1D	450	4,844
Unit 1E	450	4,844
TOTAL	1,800	19,376

As mentioned above there is full length mezzanine storage in each of the units.

RATEABLE VALUE

Unit 1C-1E - £81,500

Unit 1B - £25,500

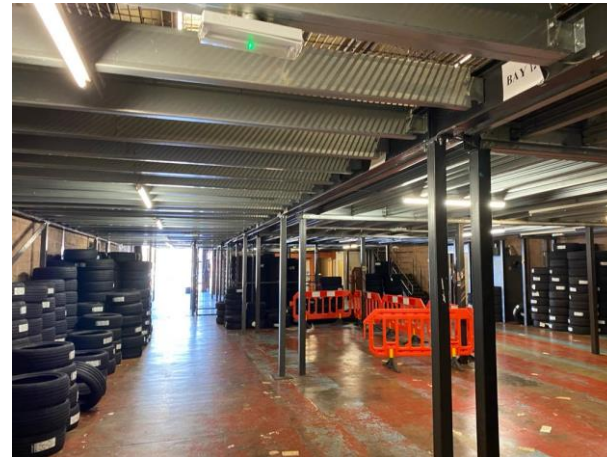
TERMS

Our client is seeking to assign their existing leasehold interest which expires 11th November 2033 with a tenant break option 11th November 2028.

The combined annual rent is £102,909.

Individual units could be made available for rentals in the region of £27,500 per annum.





VAT

All prices quoted are exclusive of VAT.

EPC

Available upon request.

LEGAL COSTS

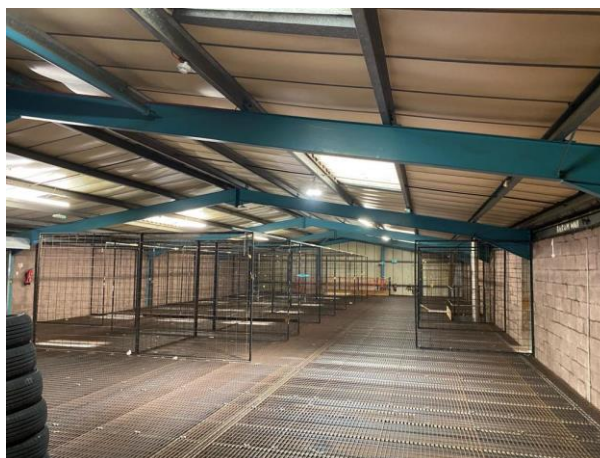
Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors

Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01382 878005

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**

