

TO LET INDUSTRIAL WAREHOUSE WITH SECURE YARD

1265 GALLOWGATE

Glasgow, G31 4DX



Key Highlights

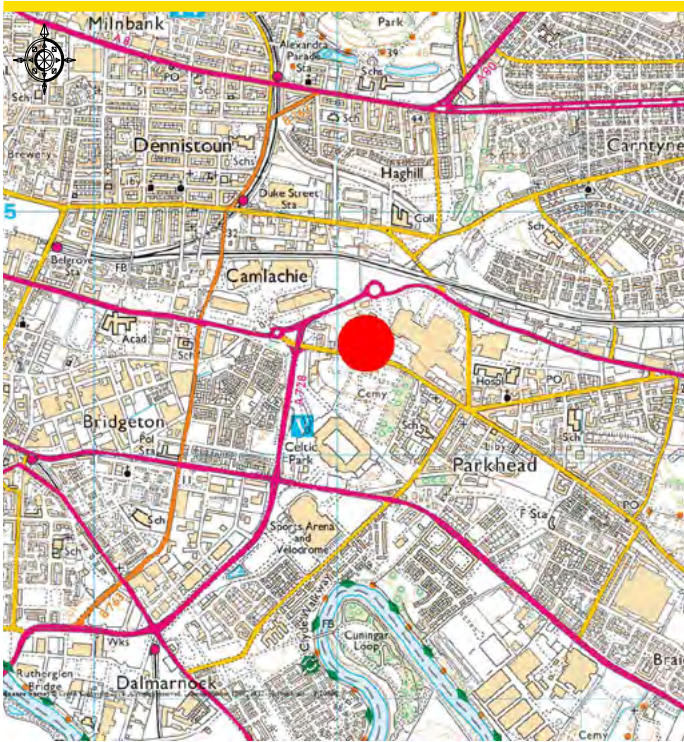
- Industrial unit extending to approximately 8,430 sq. ft. (783.19 sq. m.)
- Private secure yard and car parking totalling 0.397 acres (0.161 hectares)
- Close proximity to the M8 and M74 motorway
- Eaves height of 3.25m

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Location

The subjects are situated on the south most side of Gallowgate, adjacent to the Parkhead Forge Shopping Centre. Gallowgate is one of Glasgow's main arterial road routes connecting the city centre to the eastern periphery.

The property is surrounded by a mixture of industrial and retail related properties.

Description

The subjects comprise of a single storey industrial unit. The building is of brick construction with a steel portal frame design overlaid in profiled steel to dado height with a fibre cement sheet covered roof.

Internally, the subjects benefit from a largely open plan industrial workshop area with an element of office and ancillary space.

There is a roller shutter door with a width of 6.13m and a height of 4.11m. The eaves height measures 3.25m to the underside.

Externally, the property benefits from a fully secured hard-core yard area with gated access off a private road.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the gross internal area of the subjects to be:

AREAS	
Ground Floor	8,430 sq ft (783.19 sq m)
Site Area	0.604 acres (0.245 ha)
Yard Area	0.397 acres (0.161 ha)

Energy Performance

An EPC is available on request.

Rateable Value

The ingoing tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the current valuation rolls as:

1265 Gallowgate - £26,500 (April 2017)

Lease Terms

Terms on Application.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole selling agents. Contact the sole advisers:-

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