

TO LET

UNIT 3A, MOORPARK CENTRAL

21 Dava Street, Glasgow, G51 2JA



Key Highlights

- Detached modern warehouse with offices
- 3,188.10 sq m (34,318 sq ft)
- Total site area - 6,855 sq m / 73,787 sq ft / 1.70 acres
- Close to J23 and J24 of the M8 Motorway
- 2 x roller shutter door access
- 18 car parking spaces
- Eaves height of 6.5m

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Location

The subjects are situated on Dava Street which forms part of the wider Moorpark Central development undertaken by Silverbank Development Company during the early and mid-2000's. Moorpark Central and Dava Street are immediately to the west of Helen Street, the principal industrial and business corridor within the Govan / Ibrox area of Glasgow.

Motorway access to the location is strong and this is afforded from Junctions 23 and 24 of the M8. Underground stations are located nearby at Ibrox Stadium and Govan Cross with buses running through the location at regular intervals. Glasgow Airport and Glasgow City Centre are each within 5 miles of the subjects.

Description

The subject comprises a large detached industrial warehouse with office accommodation. Accessed off Dava Street the property benefits from a large concrete/tarmac surfaced yard area with approximately 18 car parking spaces. The yard area and parking extends to 8.7 acres. The building is of a steel portal frame construction with concrete blockwork walls to dado height with profiled metal sheet cladding.

Internally, the accommodation comprises a large workshop area with solid concrete floor. The warehouse has an eaves height of 6.5m to the underside and 8.0m outwith. The warehouse is lit by sodium spotlights and benefits from two mechanically operated roller shutter doors with a height of 6.00m.

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Accommodation

FLOOR	SQ M	SQ FT
Ground Warehouse	2,600.00	27,986
Ground Office / Ancillary	294.09	3,166
First Office / Ancillary	294.09	3,166
Total gross internal area	3,188.18	34,318

The total site area including the building footprint, extends to 6,855 sq m / 73,787 sq ft / 1.70 acres.

Lease Terms

The building is leased until 26 February 2022 on Full Repairing and Insuring terms. Further information on quoting terms are available on request.

Rating Assessment

The property has a Rateable Value of £176,000 with the effective date of 1 April 2019.

Energy Performance Certificate

The EPC rating is available on request.

Legal Costs

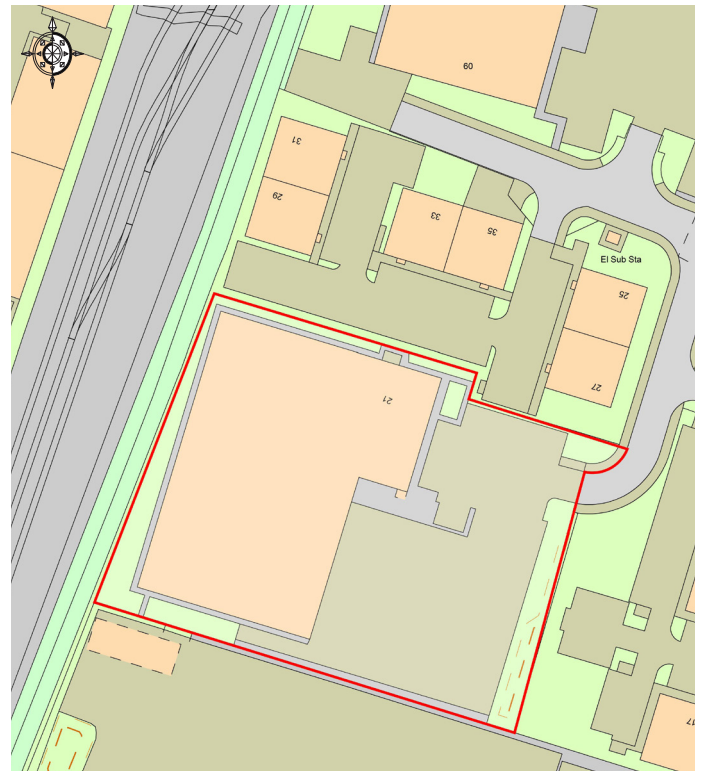
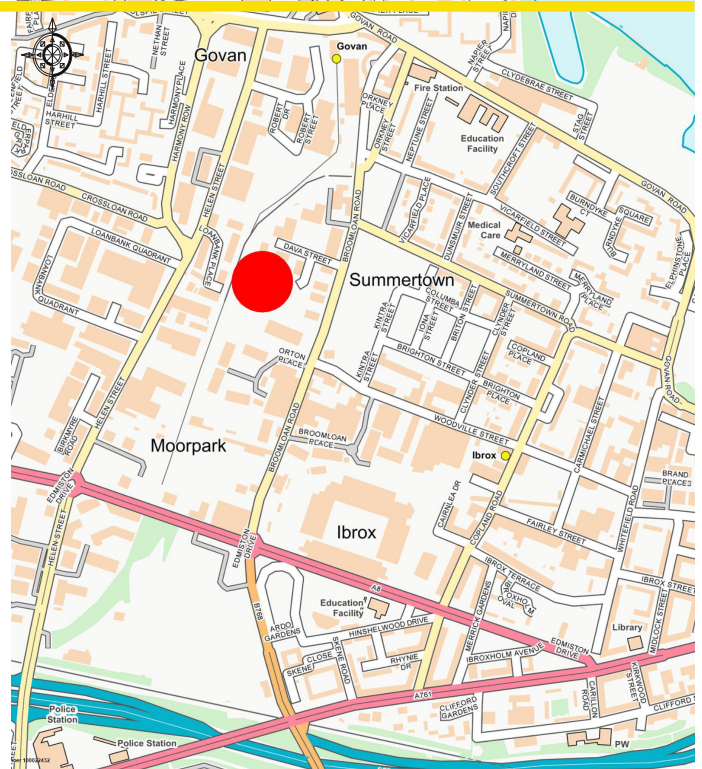
Each party will be responsible for their own legal costs incurred in any transaction and this will include any Land & Buildings Transactions Tax, Registration Dues and VAT payable thereon.

VAT

All figures quoted are exclusive of VAT.

Viewing and Further Information

Strictly by prior arrangements with the letting agents.



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