



CITYLINK INDUSTRIAL ESTATE

135 Helen Street, Govan, Glasgow G51 3HD

To Let - From 463.20 sq m (4,986 sq ft) - 2,847.60 sq m (30,651 sq ft)



KEY HIGHLIGHTS

- Modern estate with high specification
- Prime location close to J23 & J24 of M8
- Various sizes from c 5,000 - 30,000 sq ft
- Clearspan warehousing with office and ancillary
- 6 metres clear eaves height
- Mechanical doors 5 metres (h) by 4.2 metres (w)
- Spacious yard, loading and parking
- Fully secured gated environment

DRIVETIMES

- Glasgow Airport - 8 mins
- Glasgow City Centre - 12 mins
- Edinburgh - 1 hour
- Aberdeen - 2 hours, 50 mins
- Carlisle - 1 hour, 40 mins
- Manchester - 3 hours, 30 mins

LOCATION

Citylink Industrial Estate is situated in Govan, on the east side of the Helen Street industrial corridor, a recognised and long established industrial and business location. Helen Street connects Govan Road to the north and Edmiston Drive (A8) to the south.

Govan and Ibrox benefit from excellent motorway connectivity with Junctions 23 and 24 located in close proximity to the subjects. Govan Road also provides a direct link with the A739 which carries transport through the Clyde Tunnel, to the north of the River Clyde.

Both Glasgow City Centre and Glasgow Airport are approximately 10 minutes drivetime from Citylink Industrial Estate. Regular bus services run along Helen Street and subway stations are located within both Govan and Ibrox.

Nearby occupiers include Jewson, Ceramic Tile Distributors, Howdens Joinery and Rexel. Significant amenity is within walking distance, including a Morrison Supermarket and Petrol Filling Station and a variety of well-known restaurants / fast-food operators.



Block 1, Units - A-E



Block 2, Units - F-K

DESCRIPTION

The Estate was developed during the 2000's by Silverbank Development Company to form two terraces split by a spacious common courtyard and parking area. The site is fully secured by perimeter fencing, with gated access and 24 hour CCTV.

The development is modern and comprises a very high quality specification including the following features:-

- Steel portal frame construction, providing internal clearspan warehousing
- Blockwork walls to perimeter and sub-division
- Profiled metal clad external elevations and roof covering
- Facing brick externally to dado height with aluminum framed windows and doors
- Mechanically operated roller shutter doors each measuring 5m (height) and 4.2m (width)

- 6m clear internal height
- Internal offices, ancillary and mezzanine levels
- 3 phase power supply
- Sodium pendant spot lighting



ACCOMMODATION

We have measured the estate on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition). The subjects can provide a range of sizes from 463.20 sq m (4,986 sq ft) to 2,847.60 sq m (30,651 sq ft). We have listed the current availability within our "Availability Schedule".

QUOTING TERMS

The available units are offered To Let on Full Repairing and Insuring terms for a duration to be agreed. Further information is available from the joint letting agents.





OCCUPATIONAL COSTS & ENERGY PERFORMANCE

Occupational costs such as rent, rates payable and service charge are included within our Availability Schedule. We have also included Energy Performance Ratings.

LEGAL COSTS

Each party is to bear their own legal costs in relation to any letting transaction. The tenant will be responsible for any registration dues, fees and Land & Building Transaction Tax where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangements with the letting agents:

CONTACT

For further information please contact:

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