

60 Woodhead Road

NITSHILL, GLASGOW, G53 7NX

For Sale (Leasehold) - Industrial Warehouse
6,469 sq ft (601 sq m)

Guide price £175,000



savills



LOCATION

The property is located in Nitshill, a suburb approximately 7 miles south of Glasgow city centre. Woodhead Road is an established industrial location within the Nitshill area, with surrounding occupiers including Southside Window Systems, Second Opportunities, as well as the Glasgow Museums Resource Centre located at the end of Woodhead Road.

The estate is well situated for access to the M77 motorway. There is also public transport connections nearby with Nitshill railway station located on the northern boundary of the property and bus connections available on the A726 (Nitshill Road).

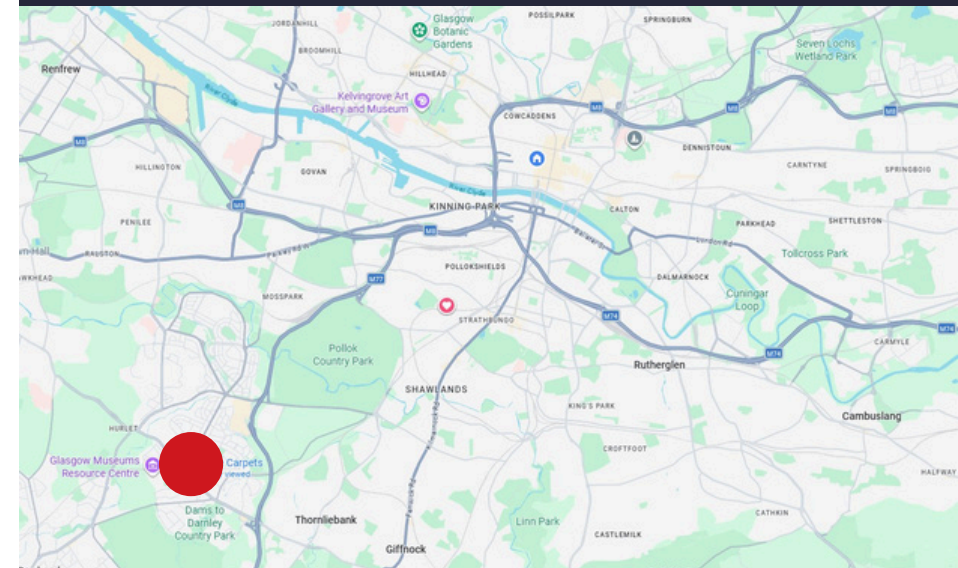
DESCRIPTION

The building comprises a detached industrial warehouse with single storey office accommodation to the front. The building is constructed using a steel portal frame build, with brickwork walls.

The warehouse provides open plan storage/floor space. Lighting throughout is provided via strip LED fitments. The eaves height within the warehouse is 2.75m. The area is accessed via a sliding shutter door. Located off the warehouse is a small extension providing some additional storage space. A gas fired warm air blower is also located within the warehouse.

The office accommodation is finished with carpet/vinyl flooring and painted plasterboard walls. Heating is provided by wall mounted radiators and lighting via LED fitments. There is also a small trade counter area available to the front.

Externally, the subjects benefit from a secure yard area to the side elevation, whilst the front provides car parking.





IMPORTANT NOTICE

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ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Main Warehouse	3,056	283.88
Rear Warehouse	1,887	175.33
Office/Amentiy Space	1,526	141.79
Total	6,469	601.00

QUOTING TERMS

The property is available For Sale on a Leasehold basis, with a guide price of £175,000. There is a ground lease in place with approximately 42 years remaining. The passing rent for the ground lease is currently £3,920 per annum + VAT.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the purchaser being responsible for all costs associated with Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £26,500 (April 2023). The proposed April 2026 Rateable Value is currently listed as £32,000.

CONTACT

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