



## New Build Light Industrial Units

141-171 Reid Street, Dalmarnock, Glasgow

- **New steel portal frame industrial units**
- **Units from 1,475 - 11,785 sq ft**
- **5m eaves with scope for a mezzanine level**
- **Roller shutter loading access**
- **Excellent Industrial & Trade Counter location**
- **Immediate access to the Clyde Gateway (A728)**
- **Close proximity to Glasgow City Centre, M74 & M8**
- **May qualify for 100% Rates Relief**

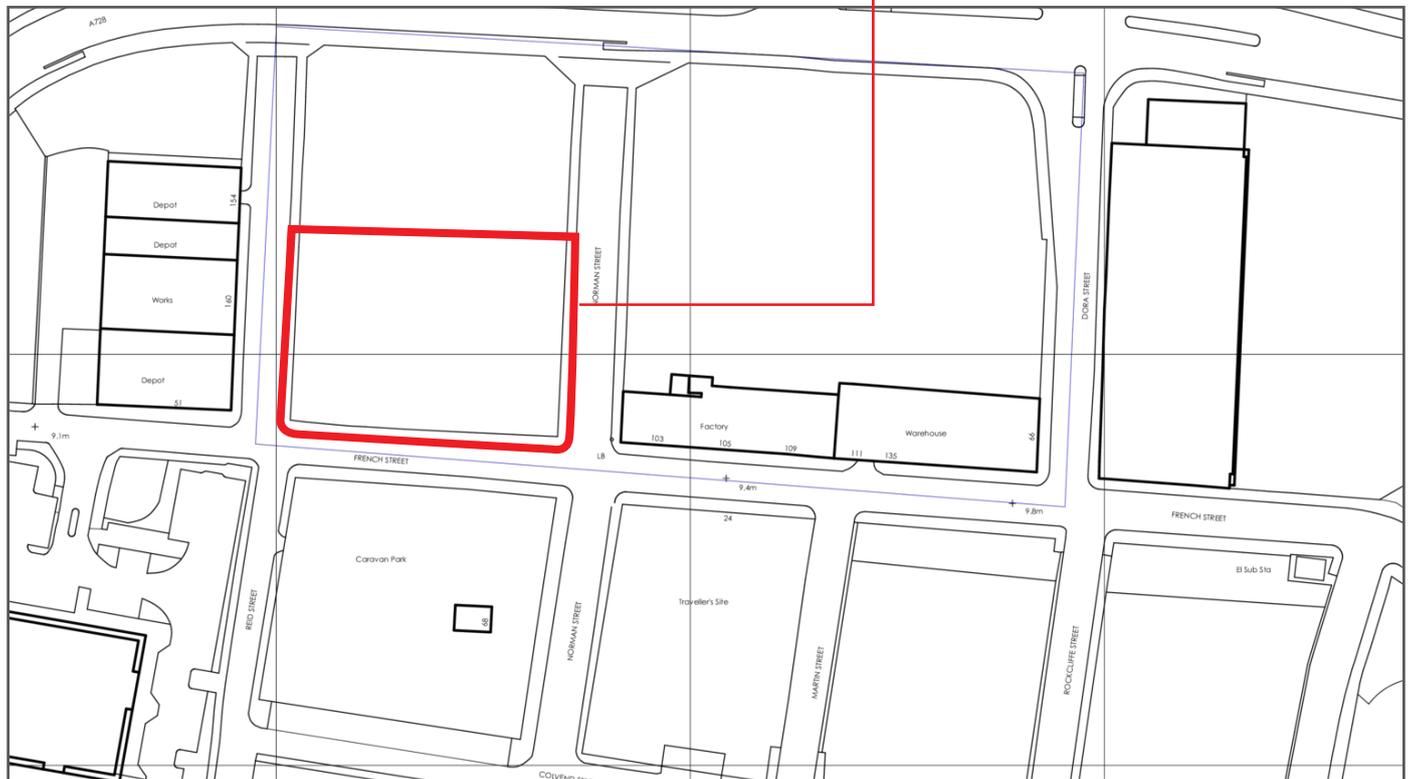
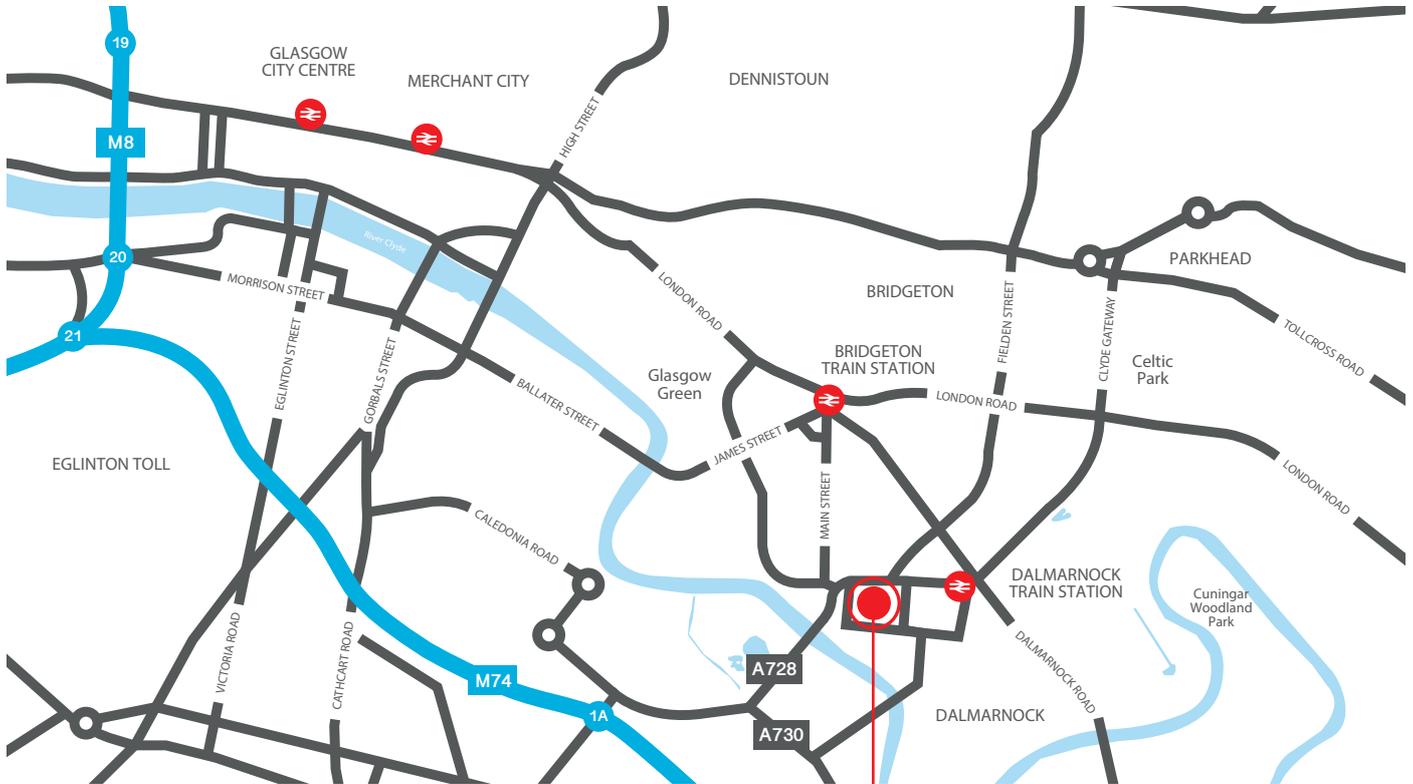
### Location

The units occupy a prominent position on the east side of Reid Street, at its junction with French Street, and diagonally looking onto the Clyde Gateway (A728), within the Dalmarnock area which lies approximately 2 miles east of Glasgow City centre.

The units benefit from excellent motorway access with J1A of the M74 a 2 min. drive and J14 of the M8 motorway approximately 2 miles to the north.

The local area is a popular location for business and industry and is undergoing significant regeneration including residential, office and commercial development. Police Scotland HQ lies opposite and the Eastworks office and studio development. The Forge Retail Park, Emirates Arena and Celtic Park are also nearby.

Dalmarnock Train Station is a short walk from the units, offering regular and fast services to Glasgow City Centre and throughout Greater Glasgow, and bus services operate locally.





## Description

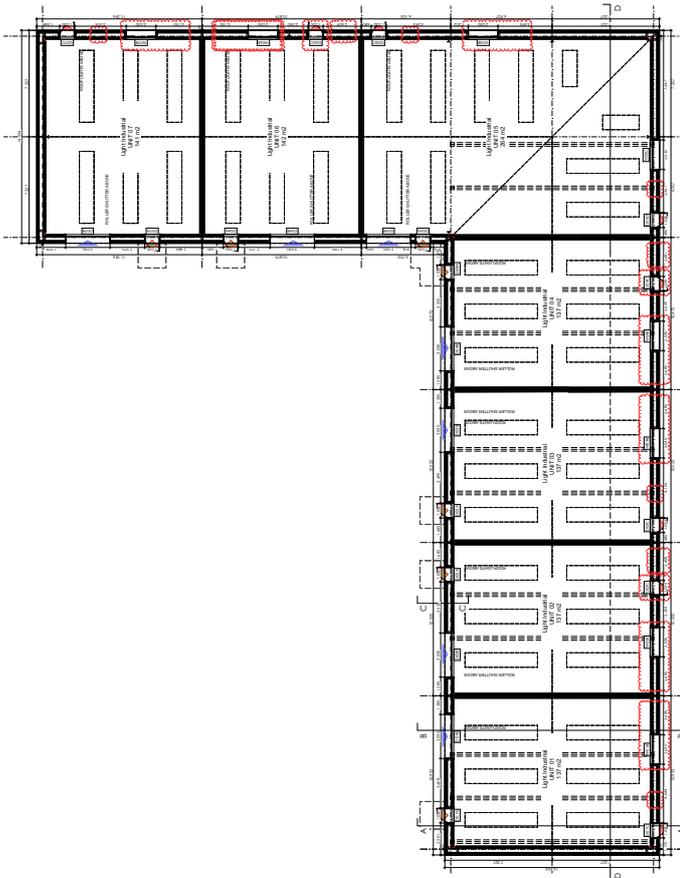
The development comprises an L shaped terrace of 7 high quality light industrial units of steel portal frame construction with metal cladding to the elevations and roofs.

The units shall have an eaves height of 5m and are formed over a concrete floor. 3m x 4.2m roller shutters provides loading access to the units. Each unit shall have an electricity supply and mains water and drainage connections.

## Floor Areas

Unit 4: 1,475 sq ft (137 sq m)

## Floor Plan



## Rent / Terms

£17,700 per annum exclusive of VAT.

The leases shall be drawn on full repairing and insuring terms for a minimum of 5 years.

## Business Rates

Unit 4: £9,200

## Service Charge

The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the buildings insurance premium.

## Energy Performance Certificate

A copy of the EPC will be provided upon application.

## Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

## Anti Money Laundering Regulations

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

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity, December 2024

For further information please call today 0141 556 1222