



Workshop / Industrial Premises

Unit 2 Shawfield, 210 Glasgow Road, Glasgow G73 1SU

Location

The subjects are located on the east side of Glasgow Road within the Shawfield area of Glasgow, lying some 2.5 miles south east of the city centre.

The Shawfield area is an established industrial and trade park location. There has also been considerable regeneration locally led by Clyde Gateway. The major regeneration projects have included the M74 extension providing excellent access to the motorway network and the Clyde Gateway Route, which connects the M74 and M8 locally. Junction 1A of the M74 is a short drive from the subjects. Surrounding occupiers include ACT Counselling Services, Alba Cooperage, Enterprise Car Rental and Jewson.

Description

The subjects comprise a standalone traditional brick built workshop building clad externally in profile sheeting under a mono pitched and profile sheet clad roof.

The unit has an eaves height of 5m. Loading accessed from one of two electric roller shutters 3.75m x 3.6m (high), and a customer / visitor entrance.

Internally the unit comprises two small offices and a toilet / welfare area. There is an overhead crane though commissioning would be required by the tenant,

The unit has 3 phase electricity supply..

Floor Area

Gross internal Area: 1,700 sq ft (158 sq m)

Rent / Terms

£17,500 per annum, exclusive of VAT.

The lease is offered on full repairing and insuring terms for a period to be agreed.



Business Rates

RV: £8,300
Payable: £4,133

The unit benefits from 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at South Lanarkshire Council.

Service Charges

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

Energy Performance Certificate

Upon request.

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. April 2025