



## Workshop / Industrial Premises

Unit 3 Sketchley Industrial Estate, 215 Strathclyde Street, Dalmarnock Glasgow G40 4JR

### Location

The subjects are located on the south side of Strathclyde Street within Sketchley Industrial Estate, which connects with Dalmarnock Road to the east, and lies within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre. The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location. Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk.

Surrounding occupiers include RM Autos, Morrisons Gym, The Top Garage, Shedman and Absolute Storage.

### Description

The subjects comprise a mid terraced industrial unit of steel portal frame construction, with blockwork walls clad externally in brick, under a pitched and profile sheet clad roof.

A estate is accessed via a secure double steel gate. Loading access is from a 3.9m x 3.5m (high) roller shutter with a separate customer entrance. The unit has an eaves height of 4.3m.

Internally the premises have three offices / rooms to the front with a toilet to the rear. The walls are blockwork, the floor is concrete and lighting is from LED fittings. The unit has 3 phase electricity supply.

### Floor Area

Gross internal Area: 5,211 sq.ft (484.30 sq.m)

### Rent / Terms

£32,000 per annum, exclusive of VAT.

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









### Business Rates

RV:	£23,500
UBR:	£0.481/£1
Payable:	£11,304

The above figures are effective from 1st April 2026

### 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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