



Well Located Modern Warehouse

42 Methil Street, Whiteinch, Glasgow G14 0AA

- **Highly popular industrial location**
- **Excellent transport links**
- **Self contained warehouse**
- **Secure yard & car park**
- **Modern specification**
- **20,975 sq ft (1,950 sq m)**
- **O/O £1.25m / £135,000 pa**

Location

The subjects are prominently located within the highly popular Whiteinch area of Glasgow, lying c. 3 miles west of Glasgow city centre.

The property is accessed from the west side Methil Street and fronts South Street, a busy vehicular route connecting with the Clydeside Expressway (A841) a short distance to the east which provides fast and convenient access to the M8 motorway and wider motorway network.

Surrounding occupiers include AMK Vehicle Rental, Arnold Clark, Conservation Masonry, Mitchells Inglis, Malcolm Group, Forrest Furniture and Hampton & McMurray.



Description

The property comprises a modern high quality industrial unit with office accommodation and a self contained secure yard. The building is of steel frame construction with blockwork walls and clad externally with metal profile sheeting. The roof over the subjects is pitched and profile sheet covered. Translucent roof lights provide natural daylight to the workshop area. Double glazed windows secured by remote-controlled roller shutters provide natural daylight into the mezzanine office accommodation.

The warehouse has an eaves height of 7m and a clear height of 9.65m to the roofs apex. The warehouse comprises ancillary stores, staff accommodation and toilets at ground level. A mezzanine level provides a range of offices accommodation together with meeting rooms and a board room and staff amenity space are situated at mezzanine level. The mezzanine level has lift access.

The warehouse has gas blower heating while the offices are heated from a gas fired central heating system. There is air conditioning within the workshop / stores and lighting is from LED fittings throughout the building.

An electrically operated roller shutter, measuring 4.65m wide by 4.25m high provides loading access to the warehouse from the secure yard area. The yard provides in the region of 20 car parking spaces.

Floor Areas

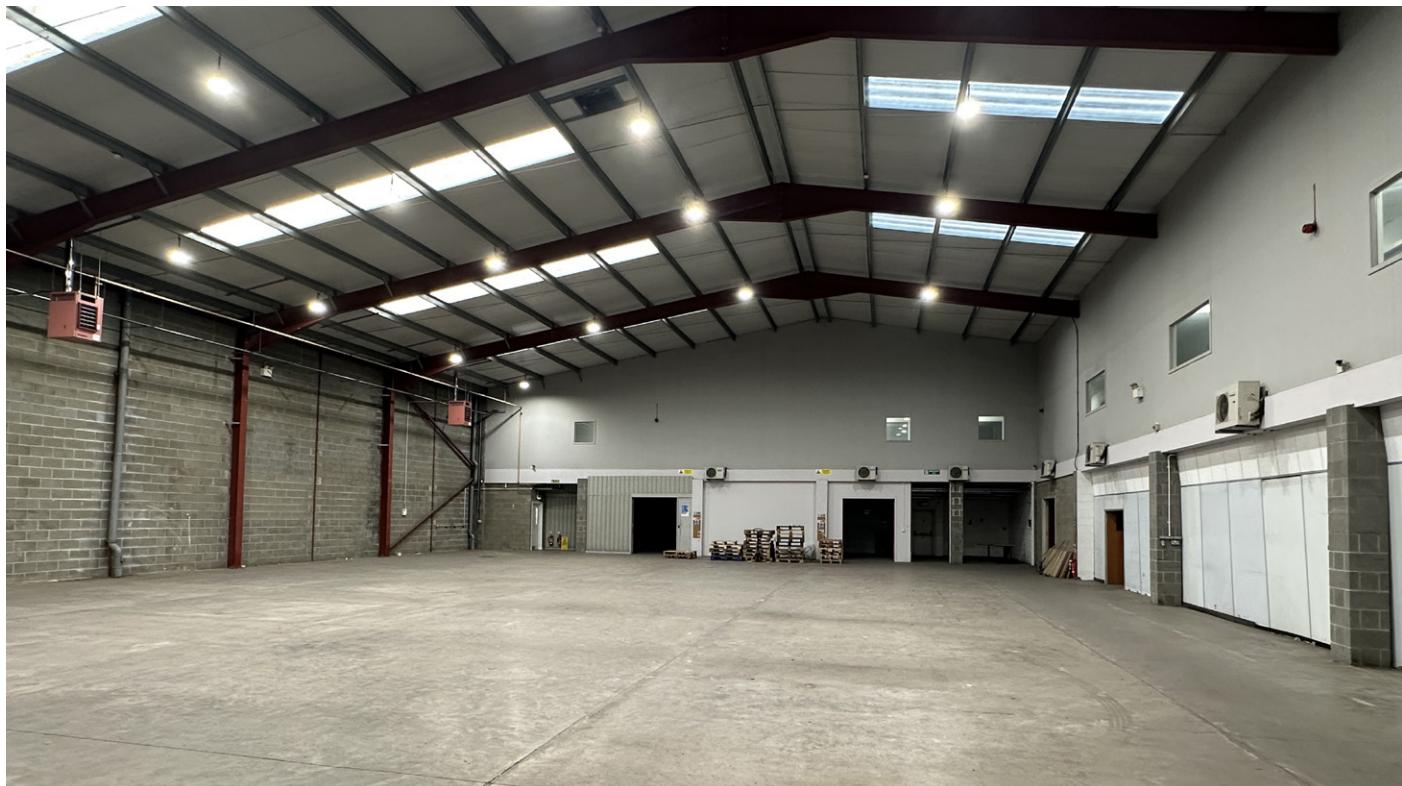
Warehouse:	15,147 sq ft (1,408 sq m)
Office:	5,828 sq ft (542 sq m)
Total:	20,975 sq ft (1,950 sq m)

Price / Rent

O/O £1,250,000 excl. of VAT are invited for my clients Freehold interest.

Our client will also consider a new FRI lease for a term to be agreed at a rent of £135,000 per annum, excl. of VAT.

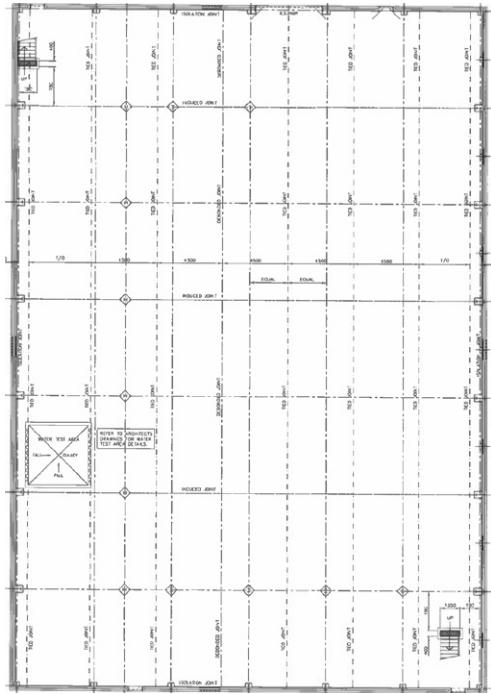
For further information please call today 0141 556 1222



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Floor Plan



Business Rates

RV: £118,000 (e/f 1st April 2026)
Rate: £0.548 / £1
Payable: £64,664

Legal Costs

Each party will be responsible for their own legal costs. In the usual manner the tenant will be responsible for stamp duty, LBTT etc.

VAT

All rents and costs associated with this transaction will be subject to VAT.

Energy Performance Certificate

The unit has an EPC rating of C. A copy of the energy performance certificate is available upon request.

Date of Entry

By arrangement.

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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