



QUALIFIES FOR
100% RATES RELIEF



Workshop / Studio Units

Lairds Business Complex, 300 Swanston Street, Glasgow G40 4HW

Location

The subjects are located on the west side of Swanston Street though access is from the southern end of Carstairs Street, and lie 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. Parking spaces are allocated on site and there is ample car parking locally. Surrounding occupiers include Absolute Self Storage, The Shedman, Precision Metals, Normac Spares and Morrisons Boxing Club.

Description

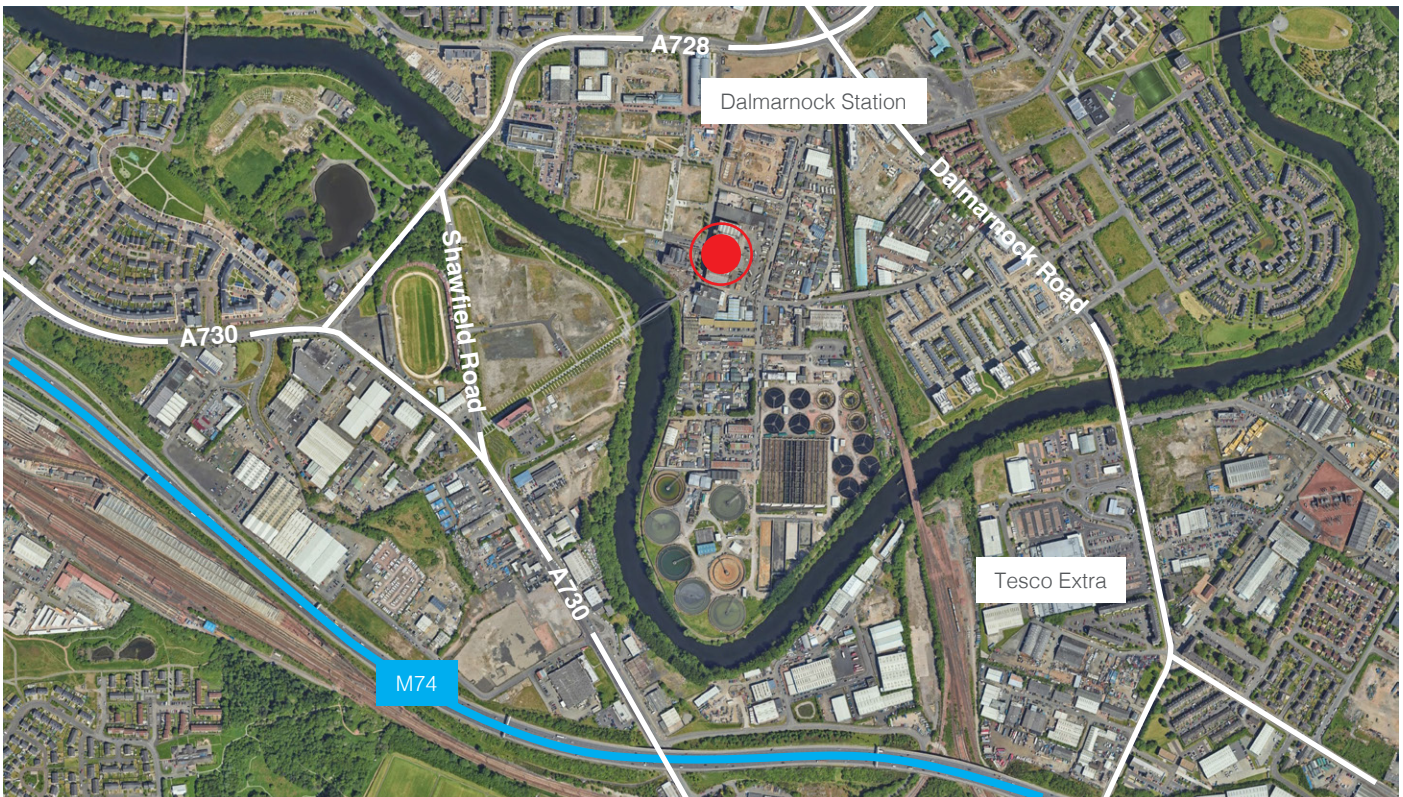
The subjects comprise various ground floor lock up workshop / studio units on the ground floor of a substantial 4 storey red brick building

Access to the units is largely from standard double doors set behind security shutters. Unit 20 has a wider roller door for access. The units have a height of c. 3m.

The units suit a variety of uses though motor trade would not be suitable and storage and distribution would be restricted to movement of smaller loads only.

Availability / Rents

Unit 1:	1,500 sq ft	£1,065 pm excl. of VAT
Unit 3:	1,800 sq ft	£1,275 pm excl. of VAT
Unit 13:	540 sq ft	£460 pm excl. of VAT
Unit 14:	540 sq ft	£460 pm excl. of VAT
Unit 20:	950 sq ft	£800 pm excl. of VAT



Service Charge

A service charge of £75 per month is also payable.

Business Rates

All of the units have a rateable value under £12,000 and therefore qualify for 100% rates relief. Specific rateable values can be provided upon request. For further information on rates relief please contact the Director of Finance at Glasgow City Council.

Legal Costs

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

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.

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.



Energy Performance Certificate

Upon request.

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. November 2025