



AVAILABLE
EARLY 2026

QUALIFIES FOR
100% RATES RELIEF



New Build - Business Space Units

Spectrum House, Spectrum Way, 1 Norman Street, Glasgow G40 4JS

- **Highly prominent new development**
- **Suitable for a variety of uses**
- **Access to Café and Lounge**
- **9 Units from c. 650 - 1,200 sq ft**
- **Rents from £815+VAT per month (service charge inclusive)**
- **Double Door access**
- **On site car parking spaces**
- **Close proximity to Glasgow City Centre, M74 & M8**
- **Qualify for 100% Rates Relief**
- **Major Investment location**

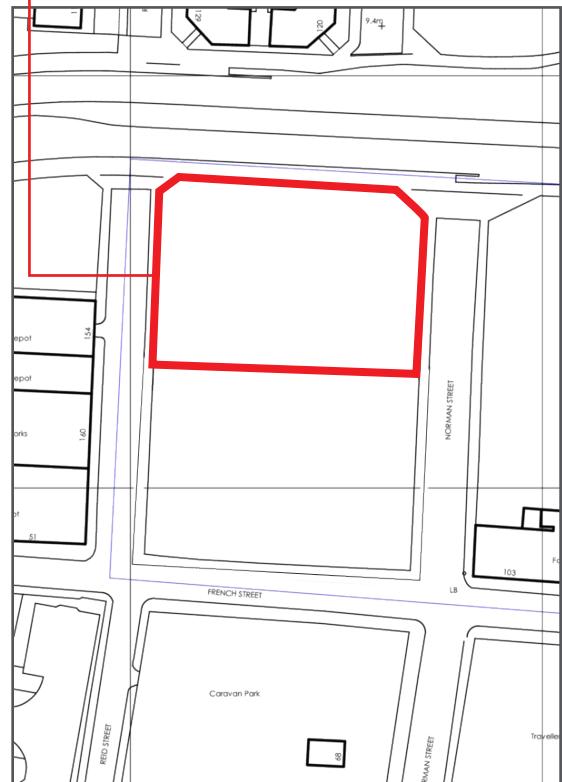
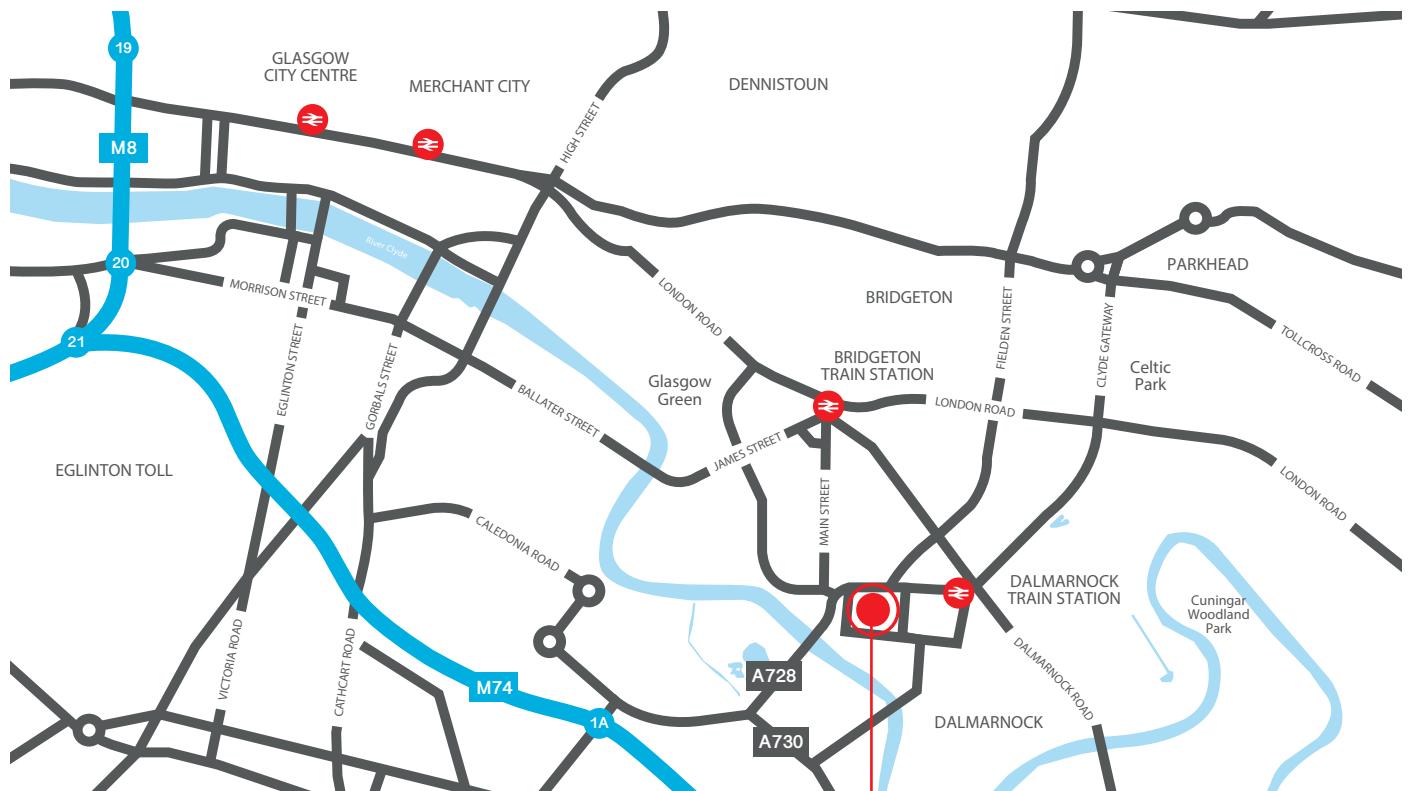
Location

The units occupy a prominent position on the east side of Reid Street, at its junction with French Street, and overlooking 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.



For further information please call today 0141 556 1222



Description

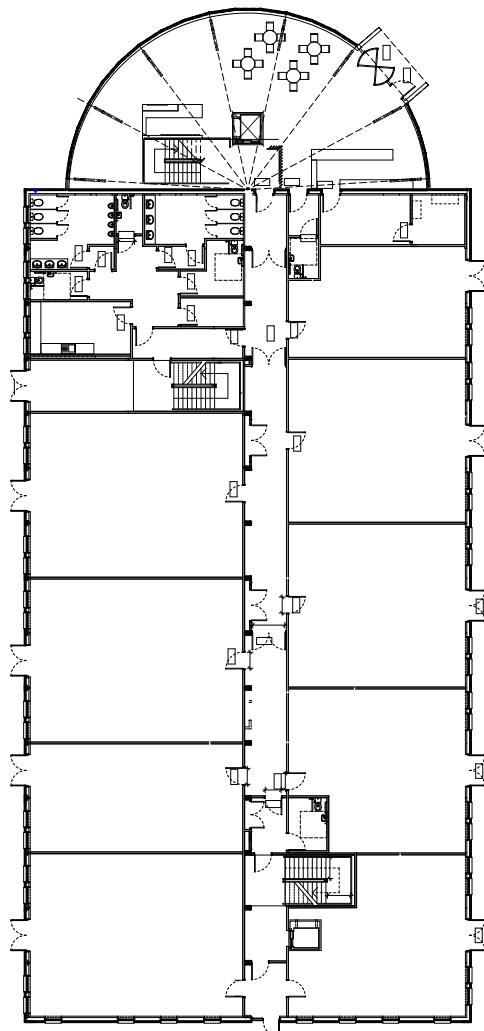
The subjects comprise 9 ground floor business units within a 4 storey new development with offices on the upper floors. The developments prominence is superbly enhanced by the feature curved fully glazed eastern elevation.

Each unit will have its own dedicated entrance door and shall access communal facilities via a central corridor. The units will suit a variety of uses from offices, workshop, e-commerce, design/studio and showroom. The tenants will have access to a business lounge area with onsite café, which is located in the glazed atrium.

Internal finishes include plaster walls and ceilings, LED lighting and air conditioning for cooling & heating, with each suite having access to water and drainage connections.

There is access to shared on-site parking.

Floor Plan



Floor Areas

Units will range from 650 (58 sq m) – 1,200 sq ft (111 sq m).

Rent / Terms

Rents from £9,750 per annum exclusive of VAT.

The premises are available on commercial lease terms from 12 months to long term.

Business Rates

To be assessed.

Service Charge

The tenants share of the service charge for the upkeep of the common parts of the estate is included in the rent.

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

Marc Erunlu

marc@lapsleymcmanus.com

Emma Louise Erunlu

emma@lapsleymcmanus.com

Lapsley McManus Property Consultants

Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

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. January 2025

For further information please call today 0141 556 1222