



GLASGOW GREEN

CITY CENTRE

TEMPLETON BUSINESS CENTRE

LONDON ROAD

FORSYTH GLAZING

ABERCROMBY STREET

A74

A74

ABERCROMBY BUSINESS CENTRE

ARCADIA STREET GLASGOW, G40 2RH

To let

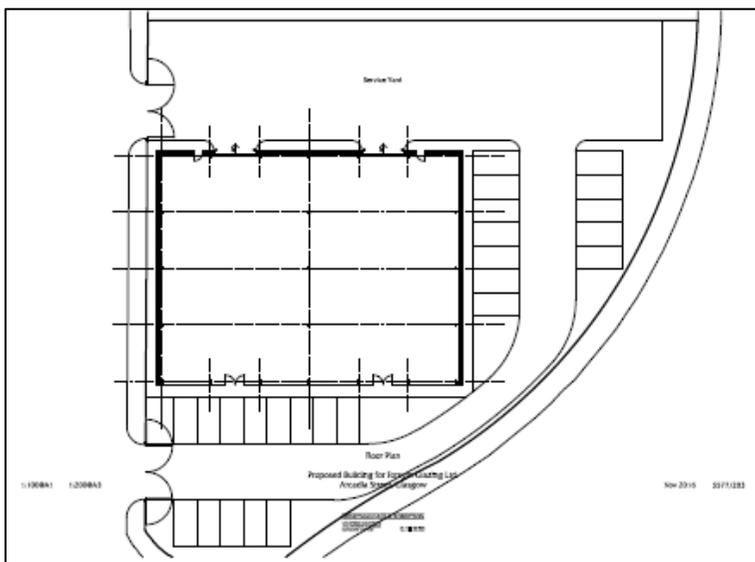
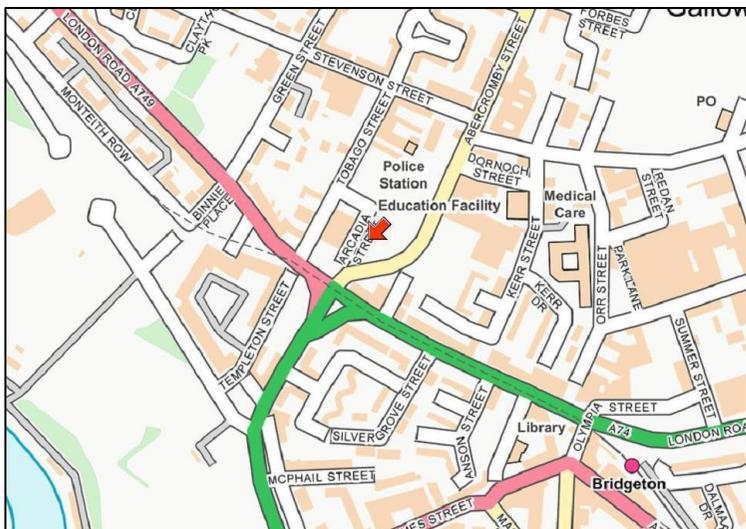
Highly prominent new build industrial unit – available early summer 2018

761.80 sq m / 8,200 sq ft (may split)



GERALDEVE

ARCADIA STREET GLASGOW, G40 2RH



- Highly prominent new build industrial unit
- Benefits from large secure yard plus 26 car parking spaces
- May be suitable for alternative uses including retail/showroom/leisure/gym (subject to planning)

Location

The subjects occupy a highly prominent position on the east side of Arcadia Street (A74), immediately at its intersection with London Road & Abercromby Street, approximately half a mile east of Glasgow city centre. Both Arcadia Street and London Road are busy commuter routes connecting the east end with the city centre as well as the immediate surrounding area. Public transport links are found nearby; Bridgeton Railway Station is a 5 minute walk east whilst numerous bus routes operate along London Road. M8 motorway access is available via Junction 15 north of the subjects whilst M74 access is found south via Junction 1A.

Description

- New build industrial unit of steel frame construction. Walls to be clad with modern insulated panels, roof to be clad with insulated profile sheeting incorporating translucent light panels.
- Two full height roller shutters together with adjacent pedestrian access doors on north elevation.
- Extensive aluminium framed shopfronts with pedestrian access doors to be installed on elevation fronting busy intersection where London Road meets Abercromby Street.
- 26 car parking spaces plus 6,500 sq ft yard.

Accommodation

Total GIA; 761.80 sq m / 8,200 sq ft

Our client may consider splitting the subjects into smaller units of 380.90 sq m / 4,100 sq ft. The clear internal eaves height is 6m eaves rising 8m at the pitch.

Terms

The subjects are available on FRI terms with rental information available upon request.

Planning

The subjects benefit from Class 4, 5 & 6 consent and may be suitable for alternative uses including retail/showroom/leisure/gym (subject to planning). All planning queries should be made directly to Glasgow City Council on 0141 287 2000.

Rateable Value

To be confirmed.

VAT

The rent is subject to VAT.

EPC

To be confirmed.

Further information

Further information through the sole agents, Gerald Eve LLP.

Gregor Brown

Tel. 0141 227 2375
gbrown@geraldev.com

John Logan

Tel. 0141 227 2378
jlogan@geraldev.com

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued February 2018

