FOR SALE

LARGE WAREHOUSE PREMISES
6,049.56 SQ M (65,117 SQ FT)

515 LAWMOOR STREET
Dixons Blazes Industrial Estate
Glasgow G5 OTT
The subject property is situated on the north side of Lawmoor Street on the western side of the well-established Dixons Blazes Industrial Estate approximately 1 mile south-east of Glasgow City Centre.

The property is conveniently located for M74 motorway access via Junction 1A Polmadie situated less than one mile east. Public transport links are available nearby with numerous bus services operating on Caledonia Road and Cathcart Road providing a direct link to the City Centre as well as the immediate surrounding areas.

Occupiers on the estate include Matthew Clark, Barbour Fit Out, Matthew Algie, Wired Electrical, City Plumbing and Independent Glass.

**LOCATION**

- Prominent location within the popular Dixons Blazes Industrial Estate with easy access to junction 1A of the M74 motorway
- Well-presented warehouse accommodation with 3x level access doors and 1x dock loader
- Entire building has been re-roofed/over-clad
- Attractive office and showroom accommodation provided to the front
- Secure yard and staff/customer parking provided

**DESCRIPTION**

- Large detached warehouse premises with two storey showroom and office extension
- Approximately half the roof has been re-roofed with the remainder being an over-clad over original panels
- Warehouse benefits from a clear internal eaves height of 5.34m rising to 6.15m at the pitch
- Full racking system in-situ
- 3x level access doors and 1x dock loader
- Benefits from well-presented office and showroom accommodation complete with staff welfare facilities including male, female, ambulant toilet facilities and staff canteen
- Secure yard and customer/staff parking provided

**ACCOMMODATION**

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of: 6,049.56 sq m (65,117 sq ft).

According to Promap Digital Mapping the total site area is 1.75 acres.
ASKING TERMS

Offers are invited for our clients heritable interest with the benefit of vacant possession.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £175,000.

EPC

Available on request.

VAT

The subjects are elected for VAT.

VIEWING

By appointment through the sole agents, Gerald Eve LLP:

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