

# Southpoint Industrial Estate Glasgow

Available to Let  
Warehouse  
8,650 sq ft ( 804 sq m )

Dedicated parking



4.5 m eaves height



Vehicular access door



24 hour access



Translucent roof panels





# Southpoint Industrial Estate

Southpoint Industrial Estate Glasgow G5 0UG



## Description

The property comprises a single storey industrial unit benefitting from fluorescent lighting together with translucent panels providing natural daylight. The unit offers clear eaves of 4.5 m and a roller shutter door which allows vehicular access.

## Location

The property is located within Dixon Blazes Industrial Estate, which is situated to the south of the River Clyde in the Polmadie area of Glasgow. It is accessed from the A730 Caledonia Road via either Lawmoor Street or Caledonia Street and is within easy reach of Polmadie Road and Junction 1A of the M74 motorway. The A77 Pollokshaws Road leading to the Kingston Bridge, M8 and M77 motorways, is also nearby. Southpoint lies on the corner of Lawmoor Avenue and Lawmoor Road and Unit 3B overlooks the M74 motorway.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

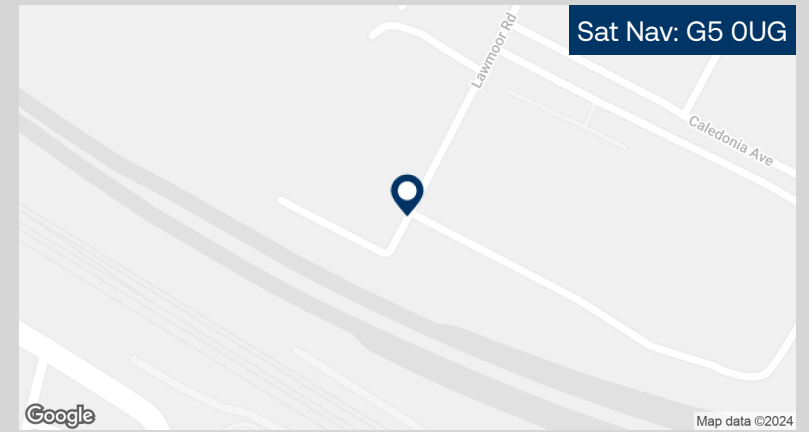
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3b	Warehouse	8,650	804	Under offer
Total		8,650	804	

**Mileway**