



**ALLIED  
SURVEYORS  
SCOTLAND**

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## TO LET/MAY SELL

**85 Dykehead Street, Queenslie Industrial Estate  
Glasgow G33 4AQ**

- Large double bay workshop with offices to the front
- Secure surfaced yard to the rear
- Excellent transport links and car parking
- 110 Solar panels to assist with energy costs
- Offers over £26,000 per annum
- GIA: 488.82 sq m (5,261 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

The property is located in the city of Glasgow, which is situated on the west side of the central belt of Scotland. The city is situated approximately 40 miles to the west of Edinburgh and has an indigenous population in the region of 630,000.

The property itself is situated on the west side of Dykehead Street, in the southeast corner of the conveniently located Queenslie Industrial Estate within a development of similar styled terraced units. Queenslie Industrial Estate lies immediately to the south of the M8 motorway some 5 miles east of the city centre with access available both east and west at Junction 11 immediately to the north of the estate.

## DESCRIPTION

The property comprises a self contained mid-terraced industrial unit that incorporates a large double bay workshop with part single part two storey outspan offices to the front and private secure yard to the rear.

The property benefits from car parking to the front and 110 solar panels installed on the roof.

## ACCOMMODATION

The accommodation benefits from a fairly typical layout for a property of this type and size with a generous open plan double bay workshop space to the rear which has been sub-divided in part to form an office, small store and toilet. Three private offices, a staff room and further toilets are found in the front section.

## FLOOR AREA

We calculate the gross internal floor area of the property at 488.82 sq m (5,261 sq ft).

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Grant Strang | Tel. 0141 337 7575 | [grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £26,000.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator - C

## TERMS

Our client is seeking a rent in excess of £26,000 per annum on full repairing and insuring terms for a period to be agreed.

Our client's preference is to let the property in the first instance; however, they would consider a proposal to sell.

## VAT

The property is VAT elected and therefore VAT is applicable.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

