

140 CAUSEWAYSIDE STREET  
GLASGOW G32 8LP

/// WHAT3WORDS ///  
DREAMS.RANGES.GIFTS

# WAREHOUSE FOR SALE

DETACHED HIGH BAY MODERN INDUSTRIAL / DISTRIBUTION WAREHOUSE WITH LARGE YARD



**30,918 SQ FT  
(2,872 SQ M)**

- > Total site area of 1.8 acres
- > Prime industrial location, close to M74 (J2A), Glasgow City Centre and the rest of the national motorway network
- > 11.5m eaves height
- > Large secure yard
- > Rare opportunity to purchase

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# SUPERB CONNECTIVITY

The property is located within the Tollcross area of Glasgow, approximately 4 miles east of the city centre. It is situated to the west of Causewayside Street, close to its southerly junction with the A74 London Road.

The subjects benefit from excellent road links with the A74 London Road being one of the principal roadways through the City's East End leading to the City Centre.

The property also lies in close proximity to Junction 2A of the M74 motorway which provides excellent access to Glasgow City Centre, Lanarkshire, the south and the rest of the national motorway network.

The building itself occupies a prime location, immediately behind Matalan, with access taken from Causewayside Street via the rear yard of Sterling Furniture, over which the property has a servitude right of access and egress over. Title plan available on request.





# MODERN HIGH BAY WAREHOUSE



The subjects comprise a detached high bay modern industrial/distribution warehouse which benefits from a large yard, constructed c. 2002. The warehouse (split roughly in half by full height partition wall with internal vehicle access via a roller shutter door), consists of WCs, kitchen, comms room and portacabin offices.

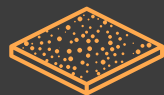
The salient features are as follows:



Steel portal frame construction with profile metal clad external elevations



Profile metal clad roof with translucent lights



Polished concrete floor



LED & fluorescent lighting



APPROX 5,000 PALLET LOCATIONS



11.55m height to underside haunch, 11.85m at roof apex



8 ground level loading doors on northern elevation (W 2.9m, H 5.0m)



Secure yard, part concrete, part hardcore surface

The warehouse is racked with approx. 5,000 pallet locations. The racking does not form part of the sale however can be purchased separately.

## ACCOMMODATION

Warehouse	30,606 sq ft	2,843.34 sq m
Welfare	312 sq ft	29.01 sq m
<b>Total GIA (approx.)</b>	<b>30,918 sq ft</b>	<b>2,872.35 sq m</b>

There is a portacabin office within the warehouse which totals approximately 273 sq ft (25.33 sq m). We estimate using our Edozo digital mapping system that the total site area is approximately 1.8 acres (0.73 ha). This provides a site coverage of approximately 39%.





# DETACHED HIGH BAY MODERN INDUSTRIAL / DISTRIBUTION WAREHOUSE WITH LARGE YARD

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### EPC

The property has an EPC rating of D.

### PRICE

On application.

### RATES

The property is entered in the current Valuation Roll with a Rateable Value of £161,000.

### VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

### FOR FURTHER INFORMATION

Please contact the joint agents:



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