

TO LET
LIGHT INDUSTRIAL

 **GRAHAM
SIBBALD**



Units G + D
45 Purdon Street
Glasgow
G11 6AF

- Corner terrace light industrial unit
- Situated within an established industrial estate
- Unit extends to approximately 143.44 sq. m. (1,544 sq. ft.)
- New FRI lease available
- Rental offers in excess of £20,000 per annum, exclusive of VAT

LOCATION

The subjects are situated in an established industrial estate on Purdon Street, off Dumbarton Road, in the Partick area of Glasgow's West End. The property benefits from excellent transport links, ideally located adjacent to the A814 (Clydeside Expressway) which provides access to the M8 and M74 motorways. Public transport is also within easy reach, with both Partick Bus Station, Partick Train Station and Partick subway all within short walking distance from the subjects.

DESCRIPTION

The subjects comprise a single storey corner-terrace light industrial unit. Access to the unit is by way of double pedestrian entrance door. Internally, the subjects benefit from concrete flooring, single phase electrical power, fluorescent strip lighting and WC facilities. The unit has shared access to the secure yard with communal parking. The property would suit a variety of uses and is available for immediate occupation.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

143.44 sq. m. (1,544 sq. ft.)

LEASE TERMS

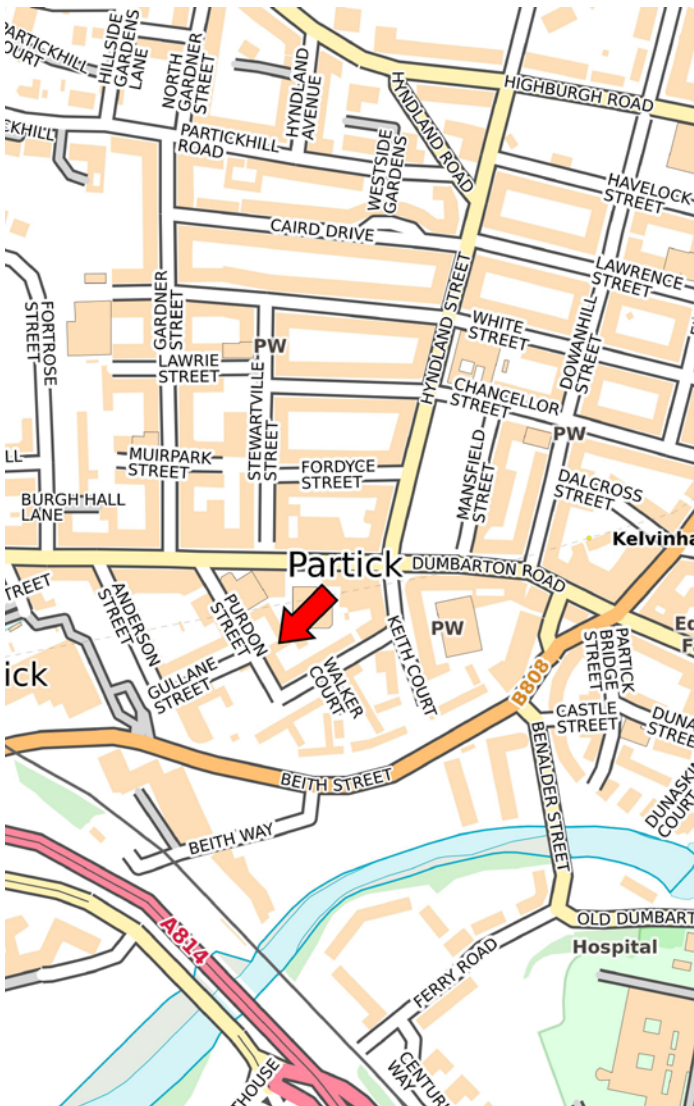
The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek rental offers of £20,000 per annum for a new lease on the subject property. Please contact the letting agents for an Offer to Let form.

As part of any letting it is likely that our client will require a rental deposit. Full details are available from the letting agents.





To arrange a viewing please contact:



TERRY MCFARLANE

Director

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07766 551 663



LOUISE GARTLAND

Commercial Property Agent

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07917 684 033

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £20,000.

The rate poundage for 2025/2026 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT at the appropriate rate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction, however for the avoidance of doubt, the incoming tenant shall be liable for LBTT, Extract Copies and VAT thereon.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.