

**FOR SALE (ON BEHALF OF THE JOINT LIQUIDATORS)**  
**DETACHED COMMERCIAL BUILDING WITH PARKING**



**St. Rollox House,  
130 Springburn Road,  
Glasgow, G21 1YL**

**Summary**

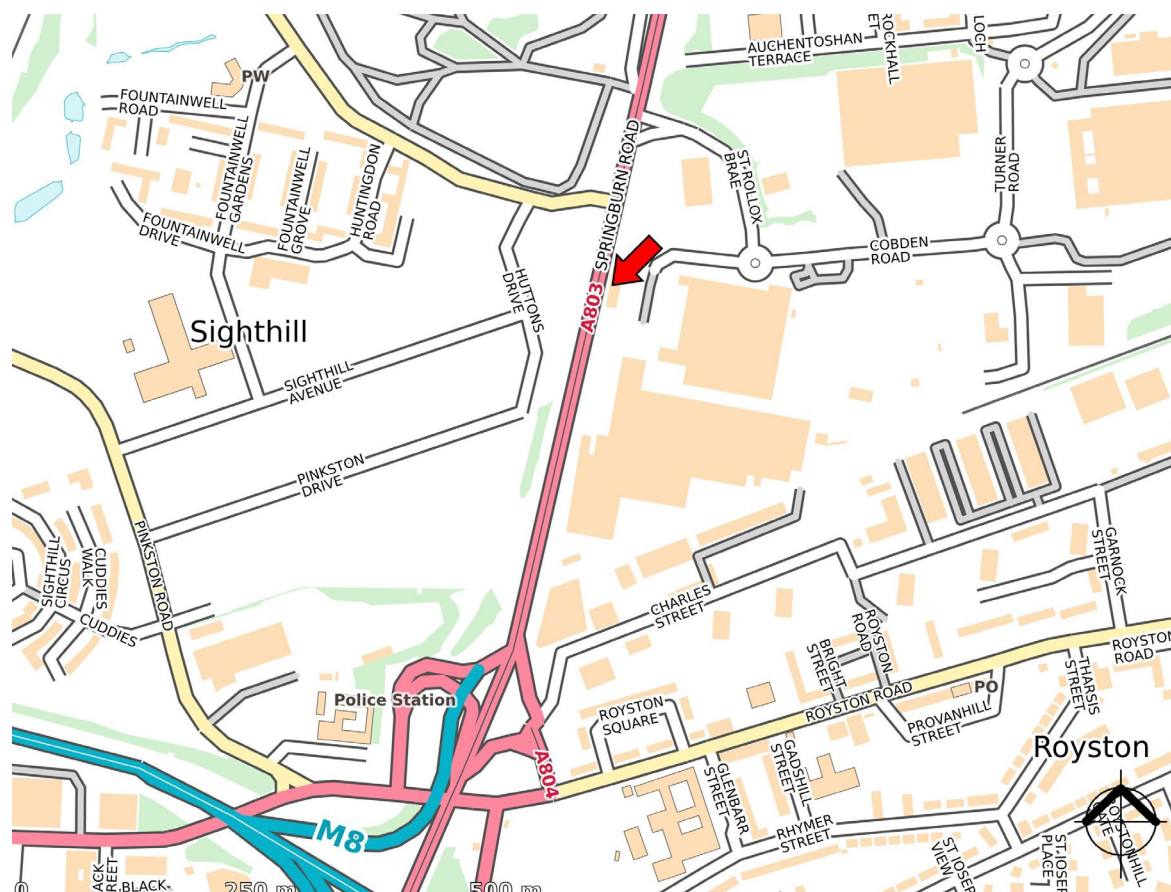
- Office / nursery accommodation over two floors
- Value add / refurbishment opportunity
- Landscaped surroundings
- Excellent Accessibility
- Ample dedicated car parking
- Extends to approximately 915.57 sq.m. (9,855 sq.ft)
- Suitable for a variety of uses
- Offers over £250,000



## LOCATION

The subjects are situated on the east side of Springburn Road (A803), which is dual carriageway heading north from Junction 15 of the M8 motorway, connecting the city centre with the area known as Springburn to the north. The subject property lies approximately one mile to the north of the city centre and occupies a roadside position. Access is from St Rollox Brae to the north and then via a service road connecting with the subjects and the adjacent industrial works.

The premises are situated in a predominantly commercial location, with adjacent occupiers including Lidl, Tesco Extra, Home Bargains, Costco Wholesale UK and a Tesco petrol filling station. The subjects are also located adjacent to the Sighthill Development, a £250 million residential and commercial development.



Public transport facilities are located nearby, with regular bus services in operation on Springhill Road and a bus stop located immediately to the north of subjects. The closest railway station is Barnhill, within walking distance to the north east, which has a direct connection to Queen Street Station.

## DESCRIPTION

The subjects comprise a stand-alone brick building arranged over ground, first and attic floors, which is believed to have been constructed in circa 1887. The building was constructed as a foreman's office in connection with the St Rollox Railway Works, however, the property was recently used as an office & nursery.

Externally, the building is finished in red facing brick with contrasting yellow brick dressings. The building is surmounted by a large timber pitched roof, which has been re-roofed in modern concrete tiles. A pend access passageway is at ground floor level to the north of the building and is bounded to Springhill Road by two full height double metal gates.

Internally, the ground floor is solid concrete in design and houses a variety of offices and supporting facilities. A timber staircase provides access to the first-floor level, which is of suspended timber construction with accommodation compartmentalised which was formerly utilised as a nursery. Another small timber staircase provides access to an attic floor which provides storage accommodation.

In addition to the building, an area of land running south from the southern gable is currently used for gardening purposes.

## ACCOMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross floor areas: -

Floor	Sq.m.	Sq.ft
Ground	342.61	3,688
First	380.00	4,092
Attic	192.96	2,077
<b>TOTAL</b>	<b>915.57</b>	<b>9,855</b>

## TERMS

Our client is seeking over £250,000 for the Heritable Interest (Scottish equivalent of English Freehold). Dependent upon interest received, a closing date may be set for the receipt of offers. Interested parties are advised to note their interest in the site with the selling agents.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £29,250.

## VAT

Unless otherwise stated all prices are quoted as exclusive of VAT at the prevailing rate.



## LEGAL COSTS

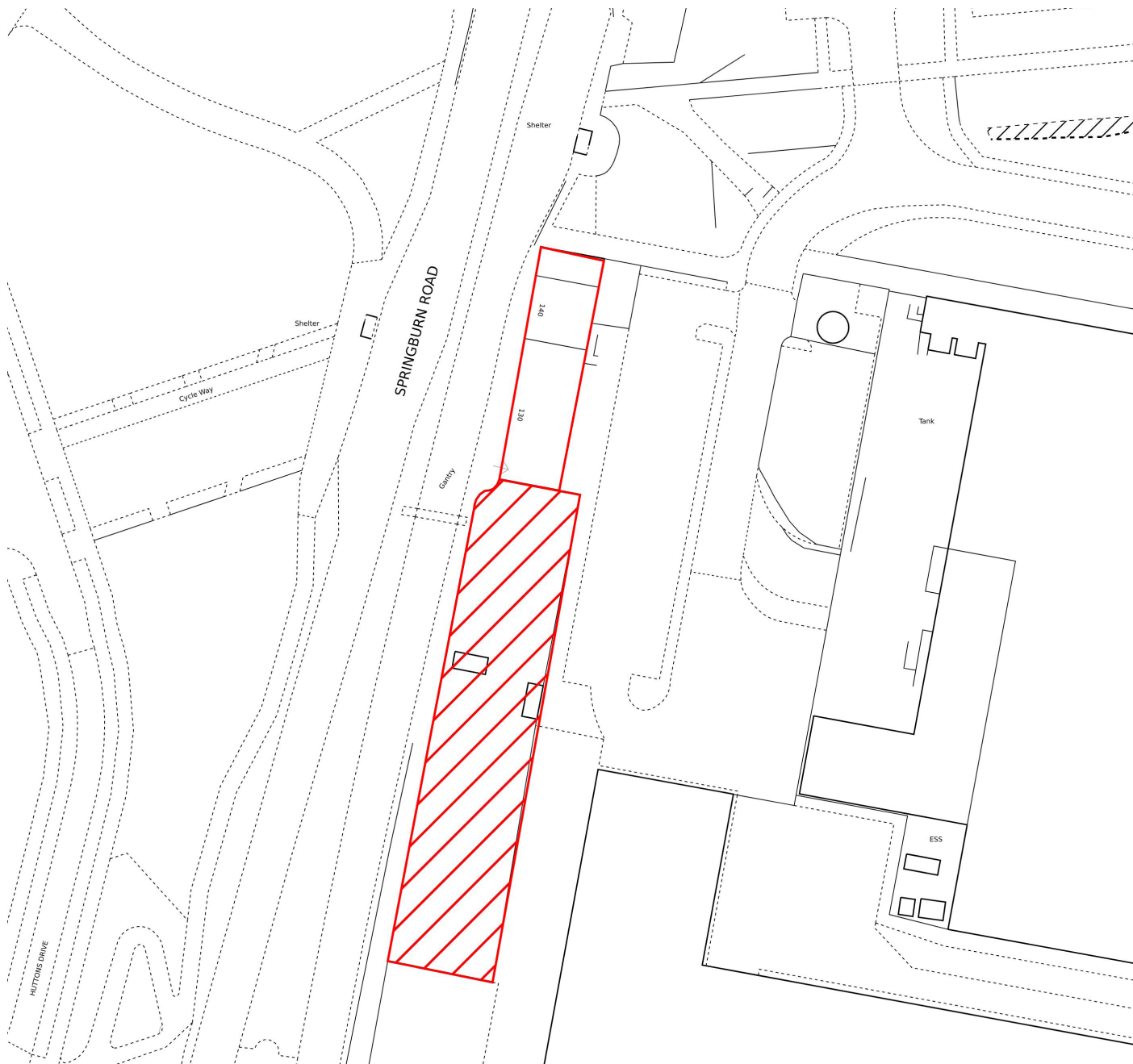
Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

## 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.







To arrange a viewing please contact:



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#### IMPORTANT NOTICE

1. These particulars are intended as a 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.
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5. Date Published: November 2025