



PRICE REDUCTION



## Industrial Premises with Offices and Yard

72 Dykehead Street, Queenslie Park, Glasgow G33 4AQ

### Location

The subjects are located on the east side of Dykehead Street within Queenslie Park - an established business location in the west of Scotland - and are located close to the south east entrance to the Park accessed from Edinburgh Road (A8) / Bartiebeith Road.

Queenslie Park lies approximately 5 miles to the east of Glasgow City Centre and is accessed via Junctions 10 and 11 of the M8, lying immediately to the north. Glasgow is Scotland's largest city, having a population of 650,000 and a catchment population of approximately 1.5m or thereby.

The Park enjoys good public transport links with multiple bus routes operating nearby and a railway station within 10 minutes' drive. Queenslie Park boasts many nationally and internationally established tenants include **Siemens, Soapworks, Everest, Celesio, City Building** and **Bupa**. Surrounding occupiers include **Goldseal, Lesmac Fasteners, Scotplay, TPS Engineering, Firm Retail** and **Johnson's Textiles**.

There is ample shared parking to the front.







## Description

The subjects comprise a mid-terraced traditional industrial unit located with an extension and self contained secure yard to the rear. At the front of the property there is a 2 storey office building inter-connected with a steel framed workshop. The roof is a sequence of pitched elevations and is surmounted by a steel frame and profile sheet clad.

The office accommodation at the front of the property is accessed from an electric roller shutter leading to UPVC framed glass double doors. The premises comprise a reception / seating area, front open plan office, kitchen and male / female toilets on the ground floor with a further 2 rooms plus a WC at 1st floor level.

Within the workshop a steel framed mezzanine floor has been formed and comprises 3 rooms which can be utilised either as meeting rooms / managers offices or a staff room together with an open plan area with access via timber stairs to the workshop below.

There is gas central heating to offices. There is no heating in workshop. The power supply is 3 phase 100 Amp.

The eaves height is 6m to wall head and 5m to the underside of the steel framed roof. An electric shutter at the rear (3.7m wide x 4.7m high) provides access to a secure self contained tarmac surfaced yard. There is a single storey trade counter unit immediately to the rear accessed from the rear yard and also directly from within the workshop. The rear trade counter is well presented and comprises a tiled floor, plaster walls, suspended ceiling with LED lighting and electric radiators.







### Floor Areas

Offices:	3,473 sq ft	(322.66 sq m)
Stores:	1,920 sq ft	(178.46 sq m)
Workshop:	2,746 sq ft	(255.13 sq m)
<b>Total:</b>	<b>8,140 sq ft</b>	<b>(756.22 sq m)</b>

### Sale Price

Our client invites offers in excess of £325,000 exclusive of VAT for their Freehold interest.

### Business Rates

RV:	£26,000 (W/E 1/4/23)
UBR:	£0.498/£1
Payable:	£12,950

### Service Charge

There is a park wide service charge for the management of the common parts. Details can be provided upon request.

### Date of Entry

By arrangement.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Anti Money Laundering Regulations

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

### Viewing

Marc Erunlu  
marc@lapsleymcmanus.com

**Lapsley McManus Property Consultants**  
Clyde Offices, 48 West George Street, Glasgow G2 1BP

**info@lapsleymcmanus.com**

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control, we will inform enquirers of any changes at the earliest opportunity. August 2023