

TO LET
SUBSTANTIAL CAR PARK OPPORTUNITY



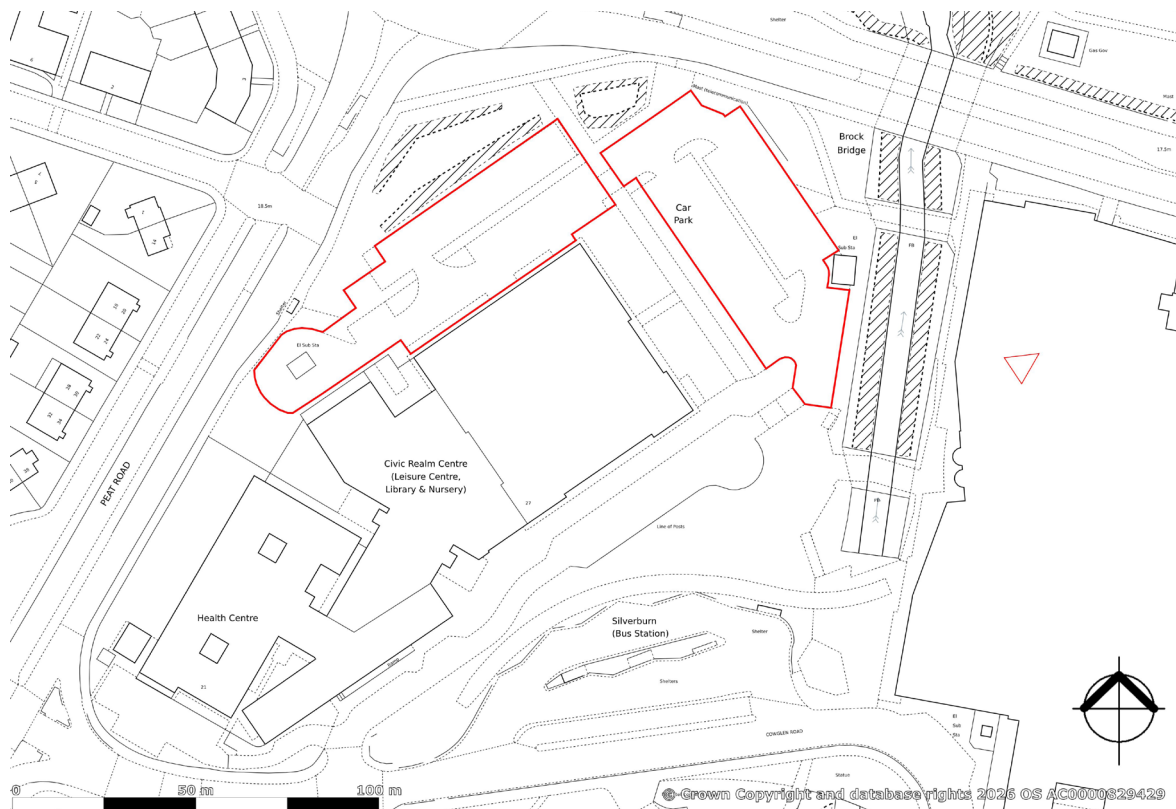
Pollok Civic Realm
Glasgow, G53 6EW

- Located adjacent to Silverburn Shopping Centre
- Main car park for Pollok Civic Realm Development
- 180 spaces
- Flexible lease available

LOCATION

The site is part of Pollok Civic Realm, situated immediately adjacent to Silverburn Shopping Centre. With excellent road links and a bus terminus directly opposite, the car park benefits from substantial vehicular traffic serving not only Pollok Civic Realm but the adjacent Silverburn.

See location plan.



DESCRIPTION

The subjects comprise a fully laid out surface car park with some 180 spaces available for lease. The adjacent Civic Realm is home to Glasgow Club Pollok, Library, Health Centre and other uses. Silverburn shopping centre with occupiers including M&S, Mango, H&M, Boots and many others is located around 100 yards from the property.

LEASE TERMS

The car park is being offered on the basis of a new lease of flexible length and our client would consider either a fixed rental or turnover arrangement.

RATING ASSESSMENT

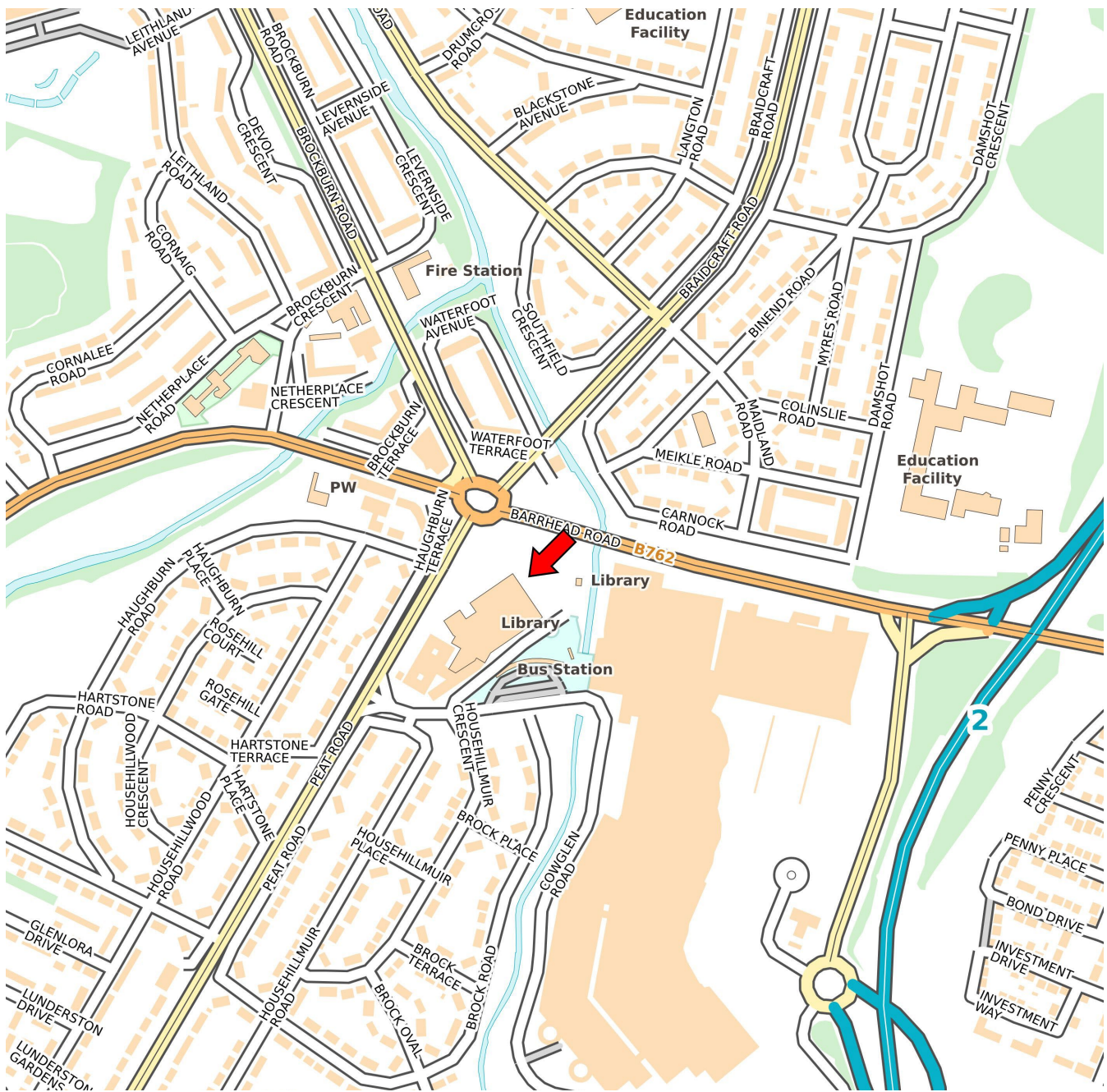
The car park will require to be separately assessed as part of any letting transaction.

VAT

Unless otherwise stated, all prices, rents and premiums are quoted exclusive of VAT.

LEGAL COSTS

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



FURTHER INFORMATION

For any additional information please contact the agents.



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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. Date Published: Msy 2026

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.