

# To Let — Industrial Unit with Secure Yard

170 Clydeholm Road, Glasgow, G14 0QQ



## Summary

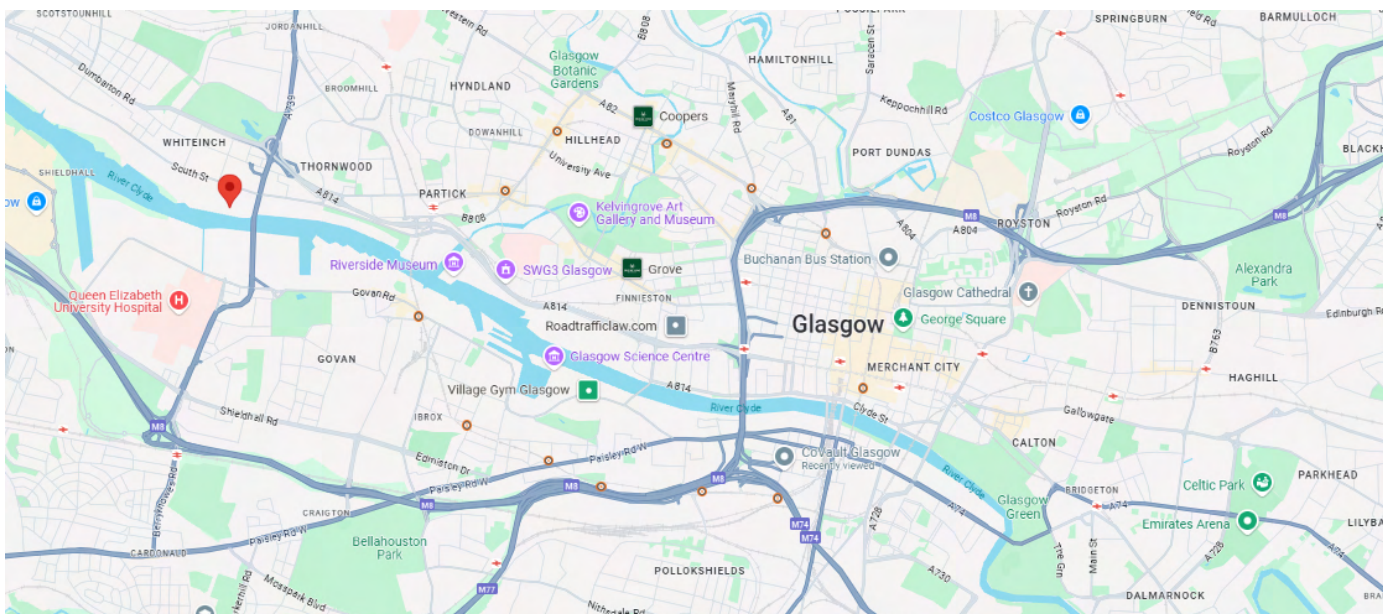
- Rarely available
- Centrally located
- Secure site
- Office accommodation
- Superb connectivity
- Dedicated yard area
- Established Industrial Location
- Suitable for a variety of uses

**591.94 SQ. M.**

**6,371 SQ. FT.**

Quoting Rent:  
**On application**





**The M8, M74 and M77 motorways are all within 10 minutes drive, offering excellent accessibility.**

#### **Drive times:-**

**Glasgow City Centre**  
10 minutes

**Edinburgh**  
1 hour

#### **Location**

The subject property is situated on the southside of Clydeholm Road at its junction with Dilwara Avenue. The surrounding area is a popular established industrial location with many nearby occupiers of note, including Premier Housewares, Prop Hire Scotland, West of Scotland Engineering & Glencrest Cash and Carry.

The property benefits from easy access to the Clydeside Expressway (A814) which provides immediate access to the motorway network via the M8 and M74. The Clyde Tunnel is also a short drive from the subjects which provides efficient access to the south of the city.

## Description

The subjects comprise an industrial unit in an easily accessible, established industrial location. The property has recently undergone light refurbishment and benefits from the following specification:

- Secure site
- Generous yard
- Office accommodation
- Large warehouse
- 3.2m eaves rising to 4.2m at apex
- 3 phase power
- 2no. roller shutter doors
- WCs



## Accommodation

We understand the subjects extends to the following area:

### GROSS INTERNAL AREA

591.94 sq. m. (6,371 sq. ft.)

Total site area - 0.53 acres



## Quoting Rent

On Application.

## VAT

The property is elected for VAT.

## Rateable Value

The subjects have a rateable value £27,000.

## Energy Performance Certificate

Can be provided upon request.

## Terms

Available on new FRI lease terms for a duration to be agreed.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Additional Information & Viewings

Strictly by appointment via the sole letting agents:-

Graham + Sibbald LLP  
233 St Vincent Street  
Glasgow  
G2 5QY

To arrange a viewing please contact:



**Tom Conway**

tom.conway@g-s.co.uk  
07810 544 912



**Ryan Farrelly**

ryan.farrelly@g-s.co.uk  
07900 390 078

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