

—75—
**DUNN
STREET**

TO LET



75 Dunn Street, Glasgow, G40 3PA

**NEW BUILD WAREHOUSE
WITH DEDICATED YARD
AND PARKING**

768 sq m (8,265 sq ft)
0.30 ha (0.75 ac)

- New purpose built warehouse
- Excellent location adjacent to J1A of M74
- Extensive dedicated yard and parking area
- Prominent roadside frontage

LOCATION

The unit occupies a prominent position to the east of Dunn Street, close to its junction with London Road and within the Parkhead area of Glasgow, approximately 3 miles east of Glasgow City Centre. Dunn Street links Dalmarnock Road to the south with London Road to the north and therefore comprises a busy thoroughfare at most times of the day.

The unit benefits from an excellent roads infrastructure. The M74 is easily accessible from the property at J1A or J2, providing a direct link to the city centre and direct links south and to the M73/M80. Clyde Gateway is located adjacent provides direct links between the M74 and M8.

Dalmarnock railway station is located a short distance to the south of the property whilst there are regular bus services which pass along Dunn Street and London Road.

Occupiers in the area include MKM Timber, Graham Plumbers Merchant, Glasgow Taxis and Burnt Tree vehicle rental.

SPECIFICATION

- 6 metre eaves height
- 2 x electric steel roller shutter doors
- Dedicated yard
- Staff/customer parking spaces
- Can be fitted out to meet specific requirements

AREAS/ACCOMMODATION: The unit extends to a gross internal area of 768 sq m (8,265 sq ft). The total site size is 0.3 hectares (0.75 acres), with the dedicated yard (excluding parking) extending to approx. 0.12 ha (0.30 ac).

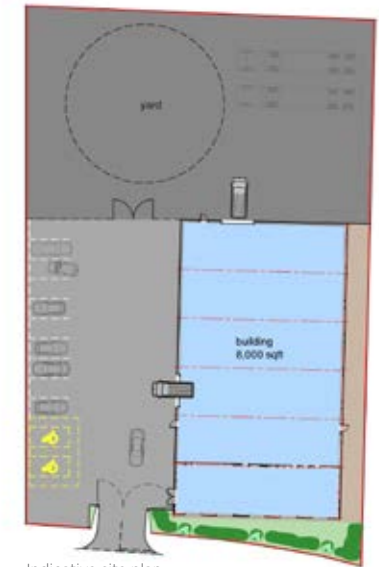
RATING: The Rateable Value is still to be assessed. Indicative rates figures can be provided via the Sole Letting Agent.

RENT: On application

VAT: VAT will be payable on the rent.

ENERGY PERFORMANCE: TBC

LEGAL COSTS: Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any LBTT and Registration Dues.



Indicative site plan

VIEWING AND FURTHER INFORMATION: Contact Sole Letting Agent: Thomson Property Consultants, 180 West Regent Street, Glasgow, G2 4RW

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