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PROPERTY CONSULTANTS

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WORKSHOP / WAREHOUSE



TO LET / MAY SELL

WORKSHOP / WAREHOUSE ON LARGE SITE

331 Charles Street, Glasgow, G21 2QA

- Workshop/warehouse with large dedicated yard
- Ideal motor transport workshop
- Close to Junction 15 of the M8 Motorway
- Immediately north of Glasgow City Centre
- Workshop gross internal Area of 1,134.99 sq.m (12,217 sq.ft)
- Total site area of 0.46 ha (1.04 acres)
- Rental - £40,000 per annum
- Purchase offers are invited

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**THOMSON PROPERTY
CONSULTANTS**

14 Newton Place, Glasgow, 0141 332 8615

82 Mitchell Street, Glasgow, 0141 530 5321

LOCATION

The property is located to the north of Charles Street, in the Royston area, which is approximately 1.5 miles north east of Glasgow City Centre.

The property is in close proximity to Junction 15 of the M8 Motorway, offering quick access to the city centre and the motorway network.

Public transport links are excellent in the area with regular bus routes along Royston Road and Barnhill Railway Station offering direct access to Glasgow Queen Street.

The approximate location of the property is highlighted on the attached location plan.

DESCRIPTION

The site is rectangular in shape and generally level. The warehouse/workshop sits to the south of the site, bound by Charles Street.

The warehouse is of steel portal frame construction, with brick external wall construction to dado height and profile metal sheet cladding panels to roof level. The roof is pitched and clad with profile metal sheet panels, incorporating translucent light panels which offer natural light to the warehouse area. A single storey projection on the south facing elevation provides office accommodation and is of brick external wall construction with a flat roof.

Internally, the warehouse has a concrete slab floor, which provides for 2 x vehicle testing pits, which are full length and designed to provide maintenance access for single decker buses. There are 5 electrically operated vehicle access doors along the north elevation, 1 to the east elevation and 2 manual roller shutter doors on the southern elevation, directly accessed from Charles Street.

The warehouse provides for a minimum eaves height of approx. 4 metres.

The yard is surfaced in a combination of concrete, tarmacadam and impacted hard core. The yard is extensive for a warehouse unit of this size.

In addition to the storage yard, the site caters for approximately 25 delineated car parking spaces within a separate compound having a tarmacadam surface.

FLOOR AREAS

In accordance with the RICS Code of Measuring Practice (6th Edition), we have measured the gross internal areas as follows:-

| | | |
|--------------|----------------------|-----------------------|
| Warehouse | 1,020.55 sqm | (10,985 sq.ft) |
| Offices | 114.44 sq.m | (1,232 sq.ft) |
| Total | 1,134.99 sq.m | (12,217 sq.ft) |

SITE AREA

The warehouse lies on a site area of approximately 0.46 hectares (1.04 acres). We have not had sight of the title plan, therefore the boundaries indicated on the attached site plan have been estimated.

RATING ASSESSMENT

We are advised by the Assessor's Department that the property has a Rateable Value of £53,500. It should be noted that any ingoing occupier has the automatic right of appeal against this assessment within the first 6 months of occupation.

ENERGY PERFORMANCE

The subjects have an EPC rating of D. A copy of the Energy Performance Certificate (EPC) for the property can be made available upon request.

DISPOSAL TERMS

Our clients are seeking a new full repairing and insuring (FRI) lease at a rent of £40,000 per annum with a suitable lease duration to be mutually agreed.

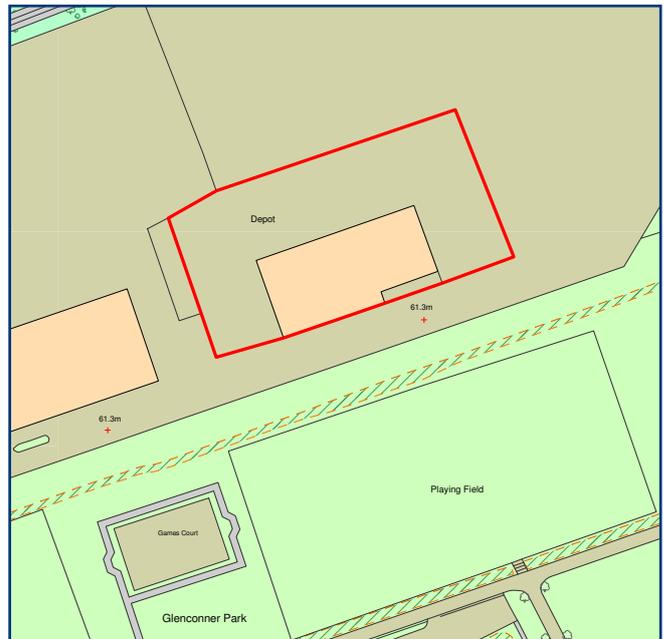
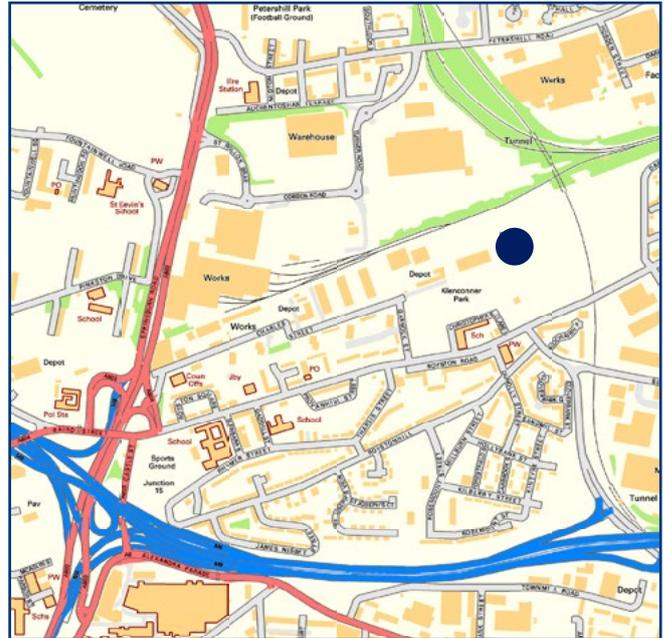
Alternatively our client may consider a sale of the property and offers are invited in this regard.

VAT

Prices quoted above are exclusive of VAT, where applicable

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser being responsible for also for Stamp Duty Land Tax and registration dues.



FURTHER INFORMATION

Viewing is by appointment and arrangements should be made by contacting either of the joint agents:-

David Reid
DM Hall LLP
T: 0141 332 8615
david.reid@dmhall.co.uk

Eric Thomson
Thomson Property Consultants
T: 0141 530 5321
E: eric@thomsonproperty.co.uk



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