

TO LET

WAREHOUSE AND OFFICES

325 RENFREW ROAD, GLASGOW G51 4SW



- Gross Internal Area: 895.70 sq m (9,642 sq ft)
- Single storey warehouse with two storey office accommodation
- Mezzanine store: 267.60 sq m (2,881 sq ft)
- Superb location close to the A8 and J26 of the M8 motorway
- Rental: Offers in excess of £25,000 per annum

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David Allison & Company

David Allison & Company Surveyors and Valuers
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www.dallisonandco.co.uk

LOCATION

The subjects are located on the south-east side of Renfrew Road, north of its junction with Bogmoor Road and close to its junction with Bogmoor Place, in the Shieldhall area of Glasgow

The subjects are also situated close to the A8 and Junction 26 of the M8 Motorway, providing access to the national motorway network and beyond.

The plan opposite illustrates the location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a single storey warehouse and two-storey office accommodation.

We would summarise the subjects as follows:

Warehouse – Single storey concrete portal frame construction, concrete floor with full height brick walls to eaves height – approximately **13 ft (3.96 m)** covered by a corrugated cement sheet roofing.

Lighting is provided by industrial bulb and fluorescent tube fittings. A Powrmatic gas-fired blower heater has been installed within the subjects.

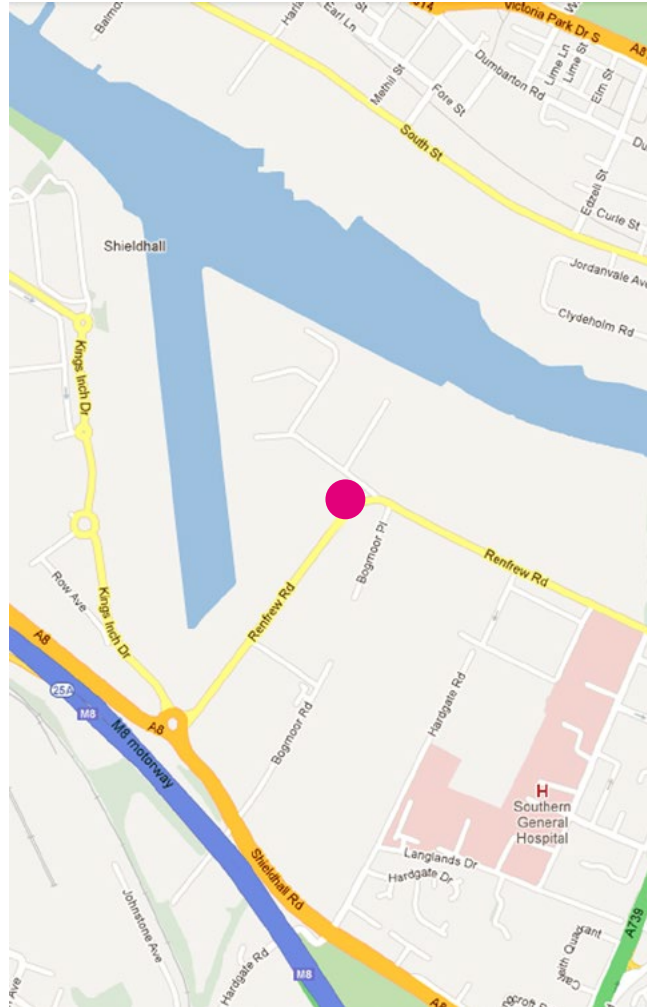
Loading Bay – Eaves height **18 ft 3 ins (5.56 m)** approximately.

Offices – Well appointed offices at ground and first floor levels, with fluorescent and spot lighting, electric heating, ladies and gents toilets and kitchen facility.

Additional mezzanine storage is installed in the warehouse of approximately **267.60 sq m (2,881 sq ft)**

Yard space is available, if required.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the gross internal area extends as follows:



Internal View of Warehouse



View of Ground Floor Office



| | | | |
|----------------|--------------------|----------------------|--|
| Ground Floor – | | | |
| Warehouse: | 526.10 sq m | (5,663 sq ft) | |
| Loading Bay: | 153.40 sq m | (1,651 sq ft) | |
| Offices: | 127.70 sq m | (1,375 sq ft) | |
| First Floor – | | | |
| Offices: | 88.50 sq m | (953 sq ft) | |
| Total: | 895.70 sq m | (9,642 sq ft) | |

SERVICES

The subjects are connected to mains electricity, water, gas and sewerage.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £24,750

Rate Pounding 2014/2015 £0.471

RENTAL/LEASE TERMS

We have been instructed to place the subjects on to the market seeking rental offers over **£25,000** per annum for a new lease on full repairing and insuring terms, of negotiable duration, incorporating regular, upwards only, rent reviews.

VAT

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

LEGAL COSTS

We would expect the ingoing tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.



View of First Floor Office



Internal View of Warehouse



Ground Floor Plan



Mezzanine Floor Plan



West Elevation

Plans not to scale

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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Date of Publication: January 2014

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