

FOR SALE

INDUSTRIAL PREMISES

DM HALL



- Warehouse accommodation with 5.95m eaves.
- Electric roller shutter access.
- Close to M8 motorway.
- Suitable for a range of industrial, trade counter or distribution uses.
- OFFERS OVER £275,000 INVITED.

101 SMITHYCROFT ROAD • GLASGOW • G33 2RH

482.98 SQ.M. (5,199 SQ.FT.)

PROPERTY DETAILS

LOCATION

The property is situated on the western side of Smithycroft Road within the Riddrie area of Glasgow's East End, approximately 2.6 miles east of Glasgow City Centre. The location offers convenient access to the M8 motorway with onward connectivity to the M74 and Scotland's central belt motorway network.

The surrounding area is predominantly residential, with a nearby retail parade, and the subjects benefit from established road links and public transport connections including Alexandra Parade and Cantnyne railway stations.

DESCRIPTION

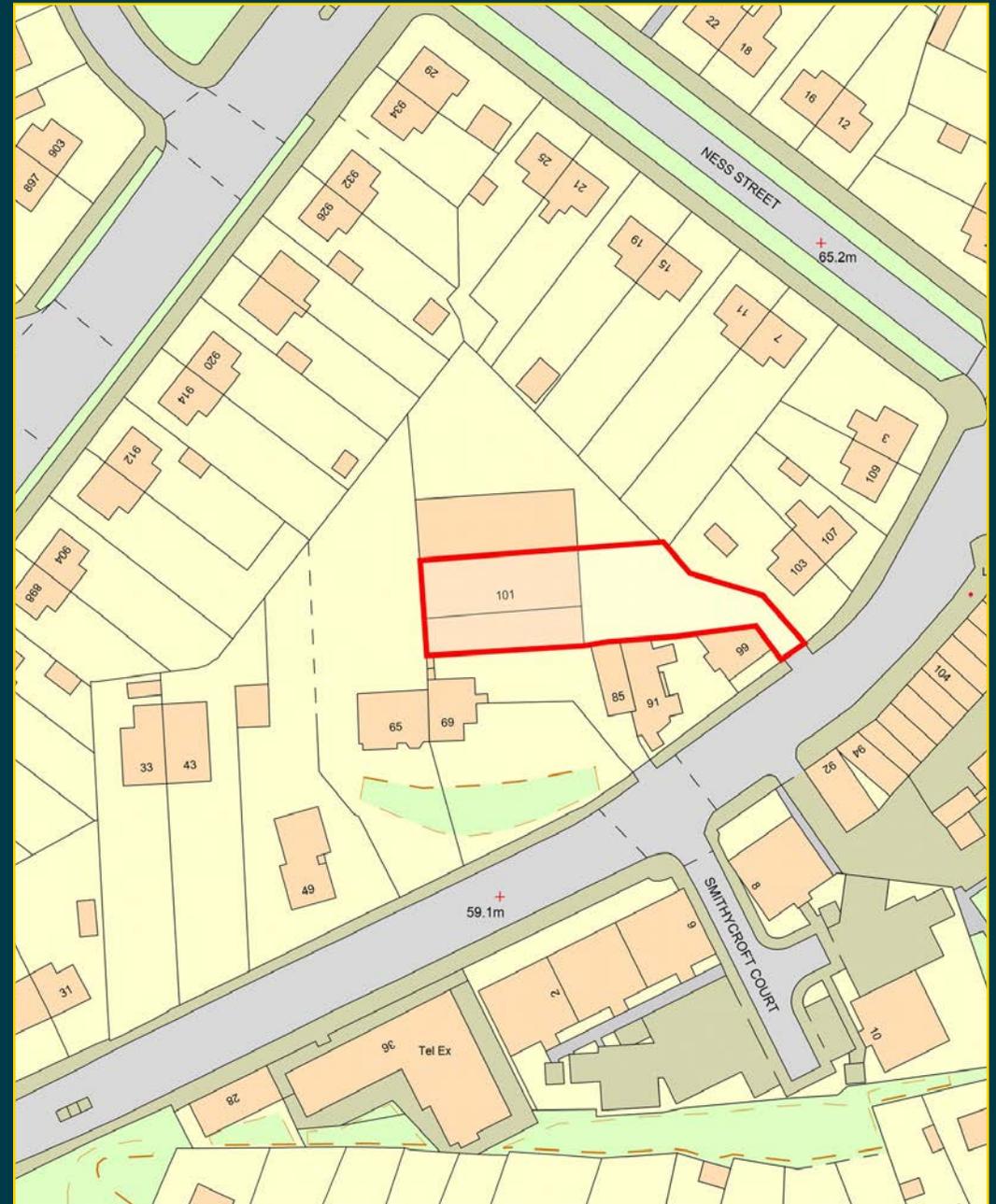
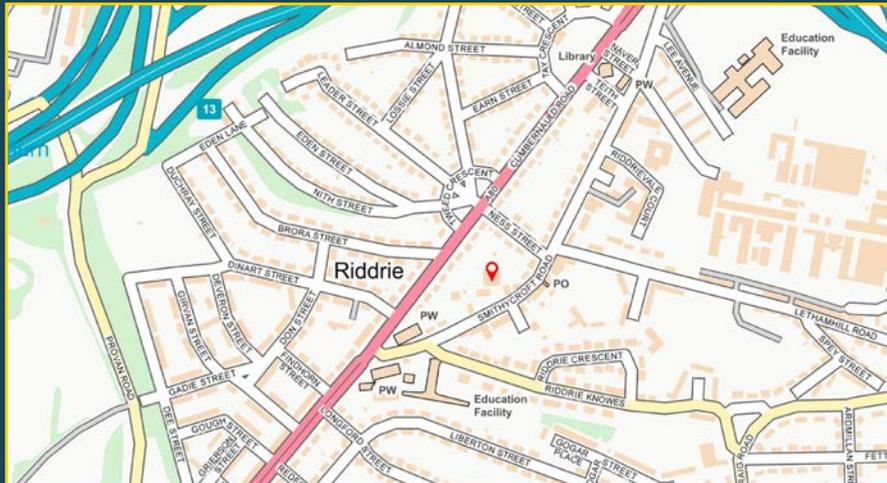
The subjects comprise a semi-detached industrial premises with ancillary office accommodation and a secure shared yard.

The warehouse is of brick construction under a pitched roof with internal timber panelling, benefitting from good natural light via translucent roof panels with concrete screed floor.

There is a single storey extension to the left hand side with a mono pitched roof that has been recently renewed. The extension contains an office/reception area and has been recently refurbished with new carpets, windows and electric heaters.

The warehouse benefits from electric roller shutters and eaves height of approx. 5.95m

Access to the secure tarmacked shared yard is via a private road directly from Smithycroft Road.



ACCOMMODATION:

Floor	Use	Sq.m.	Sq.ft.
Ground	Offices/Support	88.01	947
	Small Warehouse	98.32	1,058
	Main Warehouse	230.50	2,481
First/Mezz	Offices	66.15	712
TOTAL		482.98	5,199

NON-DOMESTIC RATES

The property is entered into the Valuation Roll with the following Rateable Value: £14,700.

Any in-going occupier has a right to appeal this assessment.

SALE TERMS

OFFERS OVER £275,000 INVITED.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

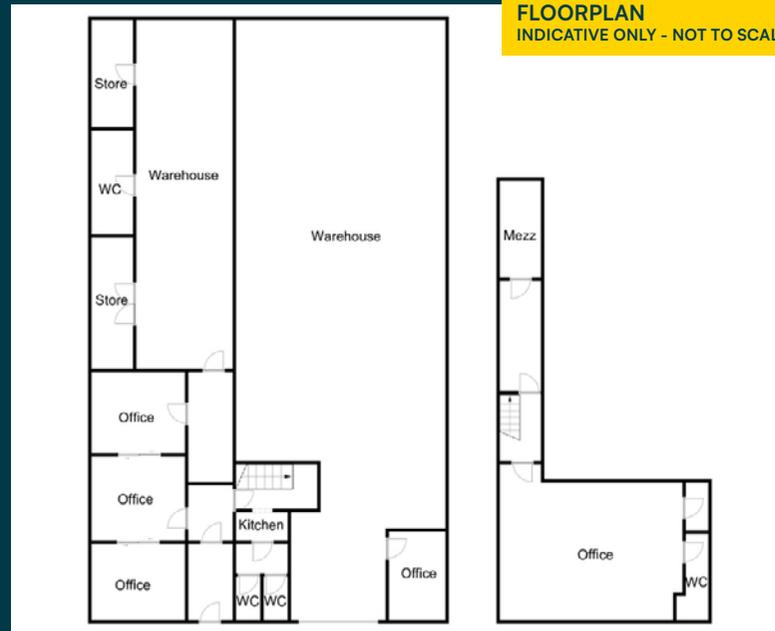
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

Claire Hutton MRICS

07876 541654

Claire.Hutton@dmhall.co.uk

Leah Sellers MRICS

07879 626448

Leah.Sellers@dmhall.co.uk



DM Hall Commercial Department

28 Bothwell Street
Glasgow, G2 6NU

0141 332 8615

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: WSA2949

DATE OF PUBLICATION: MARCH 2026

