

FOR SALE

6 GARRELL ROAD KILSYTH • G65 9JY

OFFICE & WAREHOUSE COMPLEX WITH GENEROUS YARD

TOTAL SITE AREA:
0.44 HECTARES (1.09 ACRES)

DM HALL

DM Hall Commercial Department
28 Bothwell Street, Glasgow, G2 6NU
0141 332 8615



- Located within Kilsyth town centre.
- Close proximity to main A803 arterial road route.
- Warehouse, office and storage extending to 1349.47 sq.m. (14,525 sq.ft.) approximately.
- Offers over £475,000 invited for the heritable interest.

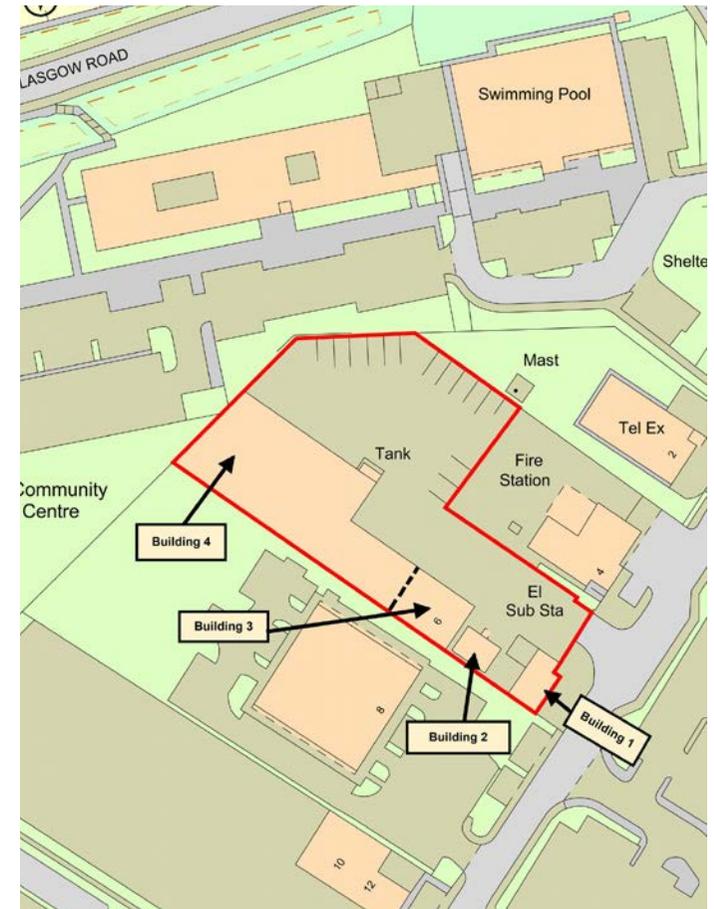
LOCATION

The subjects are located on the north side of Garrell Road, within close proximity to its junction with Airdrie Road (B802) within Burnside Industrial Estate. Glasgow city centre lies approximately 17 miles south.

Kilsyth is a town within North Lanarkshire with a population of over 10,000 persons. The town sits in between Stirling and Glasgow. Burnside Industrial Estate provides a mix of light industrial, retail and trade services including Lidl, Home Bargains, McLanachan Motors and Clyde Scaffolding.

Regular bus services connected to Glasgow and Falkirk are available along Glasgow Road (A803). The A803 provides convenient access to Glasgow and Stirling.

The extent of the ownership is as shown on the appended plan.



BUILDING 1

DESCRIPTION

The subjects comprise office and warehouse premises with an extensive ancillary yard space within a side extending to approximately 0.44 hectare (1.09 acres). Access from Garrell Road is provided through a metal swing gate. The site is secured by a combination of boundary walls and fencing.

BUILDING 1

The subjects are located to the front of the site, comprising single storey office premises and is surmounted by a flat roof. Access is afforded via a single entrance door protected by a secured entry system. The accommodation is rectangular in nature and provides a reception area, general office, 2 individual office suites, kitchen and toilet facilities.

BUILDING 2

A portacabin style building split into various office rooms, however, currently used for storage.

BUILDING 3

The subjects comprise a single storey industrial premises of part steel and part concrete construction, surmounted by a pitched roof. Internally, the subjects are predominantly open plan, with ancillary office and toilet facilities. Pedestrian access is available through a single entrance door protected by roller shutters, whilst vehicular access is through a roller shutter entrance.

The warehouse has an eaves height of 4.26m and apex 6.5m.

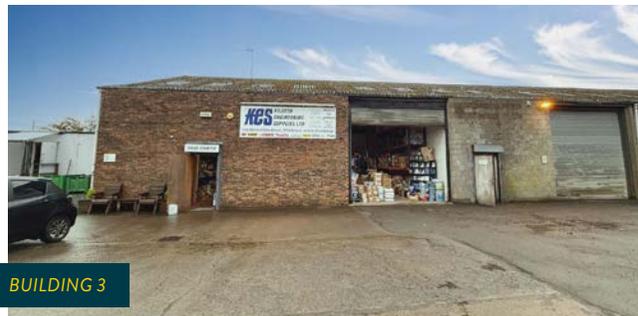
BUILDING 4

Building 4 contains a warehouse of similar nature and is arranged to provide predominantly warehouse space with office accommodation and mezzanine for additional storage. The premises forms an L-shape layout.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows:

PROPERTY	SQ.M	SQ.FT
BUILDING 1 Office	76.96	828
BUILDING 2 Portacabin	72.50	780
BUILDING 3 Warehouse	171.45	1,845
BUILDING 4 Warehouse	1,200.01	12,917
TOTAL	1,349.47	14,525



NON-DOMESTIC RATES

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £35,000, in effective of 01/04/2026. Please note that a new occupier has the right to appeal the current assessment.

SALE TERMS

Offers over £475,000 are invited for vacant possession of the site.

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

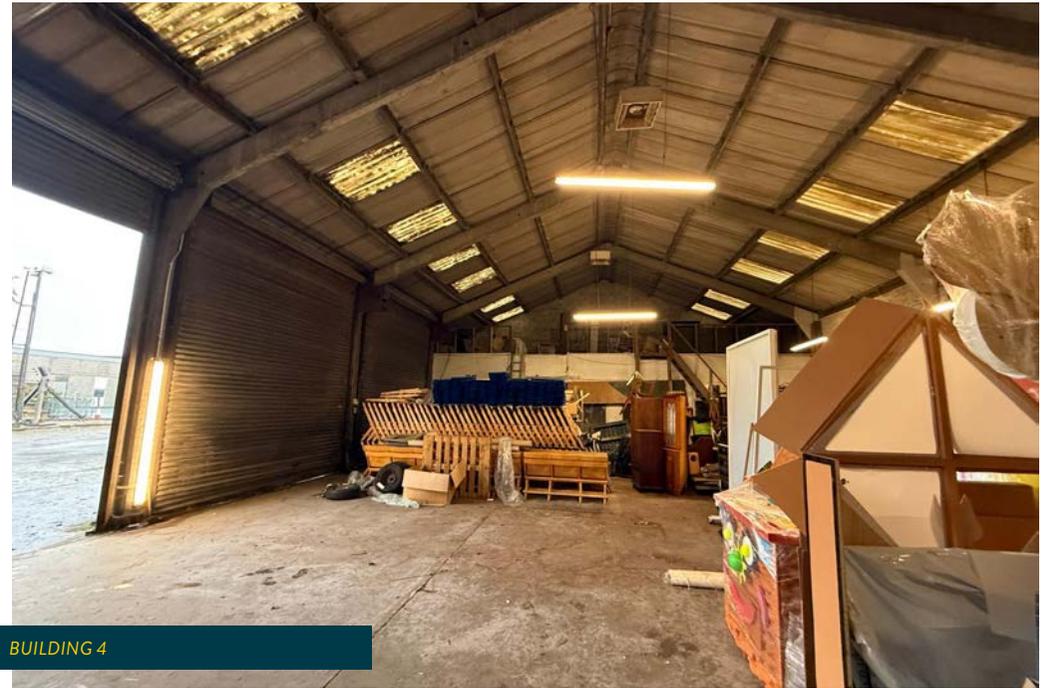
All prices quoted are exclusive of VAT, where applicable.

ANTI MONEY LAUNDERING

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BUILDING 4



BUILDING 4



BUILDING 4



BUILDING 1 OFFICE



YARD AREA



BUILDINGS 3 & 4

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

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