



PLAY VIDEO

M8 Motorway

JUNCTION
16

JUNCTION
17/18

Possil Road

Only one mile north of Glasgow city centre.

Proximity and easy access to M8 motorway via Junctions 16 and 17/18.

Well placed to service city centre and west-end businesses.

Prominently positioned on A81 (Garscube Road) arterial route.

Located outside of Glasgow Low Emission Zone (LEZ).

Flexible lease terms and incentives available on select units.

A81 Garscube Road

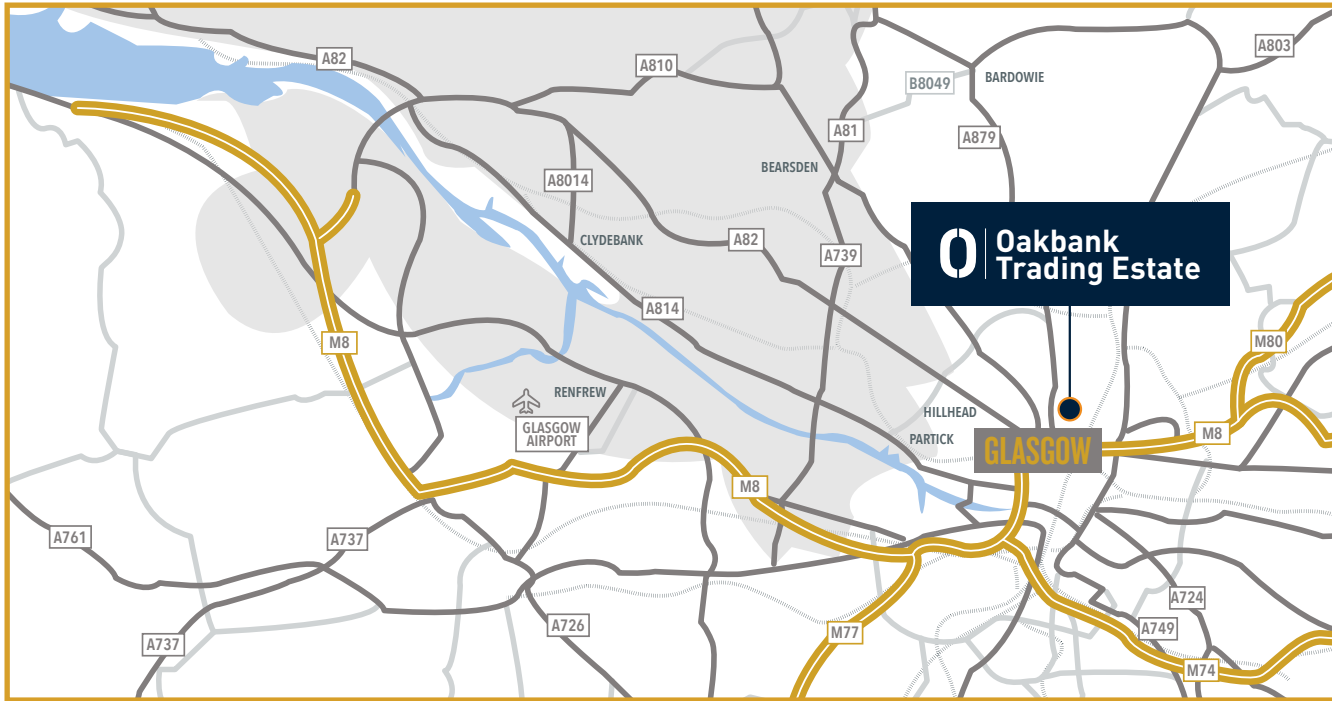
TO LET

MODERN MULTI-LET INDUSTRIAL / TRADE ESTATE

861 – 9,354 sq ft (80 - 869 sq m)

**Oakbank
Trading Estate**

Garscube Road, Glasgow, G20 7LU



LOCATION

Oakbank Trading Estate is located 1 mile north of Glasgow city centre, and 1.5 miles from the heart of the city's west end, in a prominent position overlooking the A81, a key arterial route, and within a short drive of Junctions 16 and 17/18 of the M8, providing direct access to the national motorway network.

The estate's prominence and catchment has consistently proved attractive to a wide range of national and local companies, and business types.



- | | |
|----------------------------------|----------------------------------|
| 1. Oakbank Trading Estate | 7. Port Dundas Business Park |
| 2. M8 Motorway | 8. Speirs Wharf |
| 3. Glasgow CBD | 9. Speirs Locks Development |
| 4. J16/J17/J18 M8 | 10. Arnold Clark Car Showroom |
| 5. Scottish Opera Studios | 11. Forth & Clyde Canal |
| 6. Glasgow Caledonian University | 12. St Gobain Warehouse Facility |

DESCRIPTION & AVAILABILITY

Oakbank Trading Estate comprises 9 blocks of trade and industrial units within a high-quality landscaped environment and offers a variety of unit sizes ranging from approximately 861 sq. ft. up to 11,764 sq. ft. with communal service yards and car parking.

Units within the estate are presented to a high-standard, with typical features including electric roller shutter doors, LED Lighting, and 3-Phase Power. For further information on current availability, please refer to the separate availability schedule.





LEASE TERMS

Units are available on standard Full Repairing and Insuring lease terms, for periods to be agreed.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in any transaction, with the tenant responsible for any registration fees and, if applicable, Land & Buildings Transaction tax.

EPC

EPC certificates available on request.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Gent Visick and Ribston on their behalf and for the sellers 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 intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Gent Visick and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is October 2025. Produced by Designworks Design and Artworking Ltd.

Jonathon Webster
T: 0797 691 0987
E: jonathon.webster@savills.com

Letting Agent

savills.co.uk

0141 248 7342



Oliver Graham
T: 07540 505 550
E: olivergraham@ribston.com

Landlord

RIBSTON

www.ribston.co.uk