

DM HALL

For Sale

Well located industrial premises with secured yard.

96 Milnbank
Street, Glasgow
G31 3AL



962.01 sq m
(10,355 sq ft)

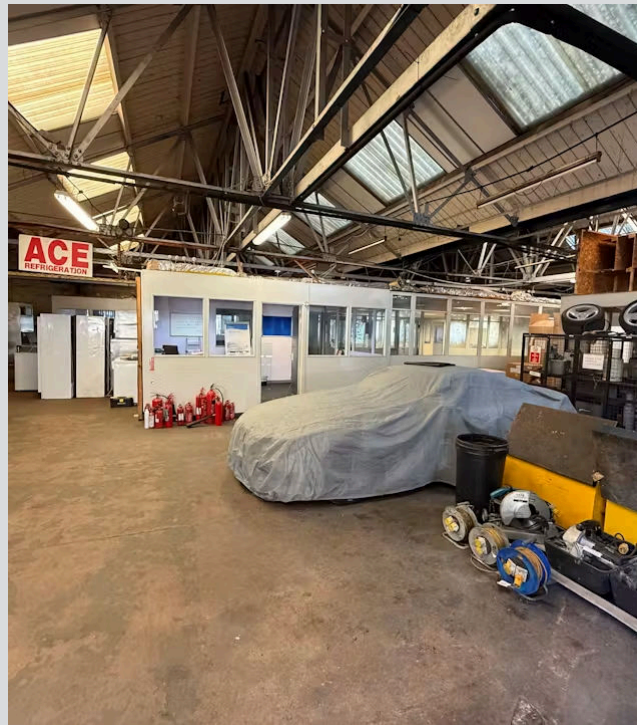
- Secure industrial premises located approx 1 mile from Glasgow City Centre.
- Mix of warehouse, office and storage accommodation extending to 962 sq.m. (10,355 sq.ft.) approximately.
- Close proximity to M8 motorway network.
- Well suited for both owner occupiers and property investors.
- Offers over £525,000 invited. No VAT payable.

LOCATION

The property is located directly at the junction of Milnbank Street and Townmill Road within the Dennistoun area of Glasgow, approximately one mile east of the city centre. The property is accessed via Alexandra Parade, one of the main link roads for this area of Glasgow and forms part of the A8.

The area benefits from excellent transport links, with several bus routes linking Dennistoun with Glasgow city centre and the surrounding areas. Alexandra Parade train station is also located a short distance to the east. Access to the M8 motorway is readily available, with both westbound and eastbound routes situated nearby.

The surrounding area comprises a mix of industrial and commercial occupiers, providing a well established business location. Neighbouring occupiers include a range of workshops, trade counters and service businesses.



DESCRIPTION

The property comprises industrial premises of steel portal frame construction, surmounted by a multi pitched roof and situated within a secure gated yard.

Internally, the front of property is laid out to accommodate both open plan and enclosed workshop space, alongside large storage area, WC's and a kitchen.

To the rear lies office accommodation which provides several private suites alongside a boardroom and further WC.

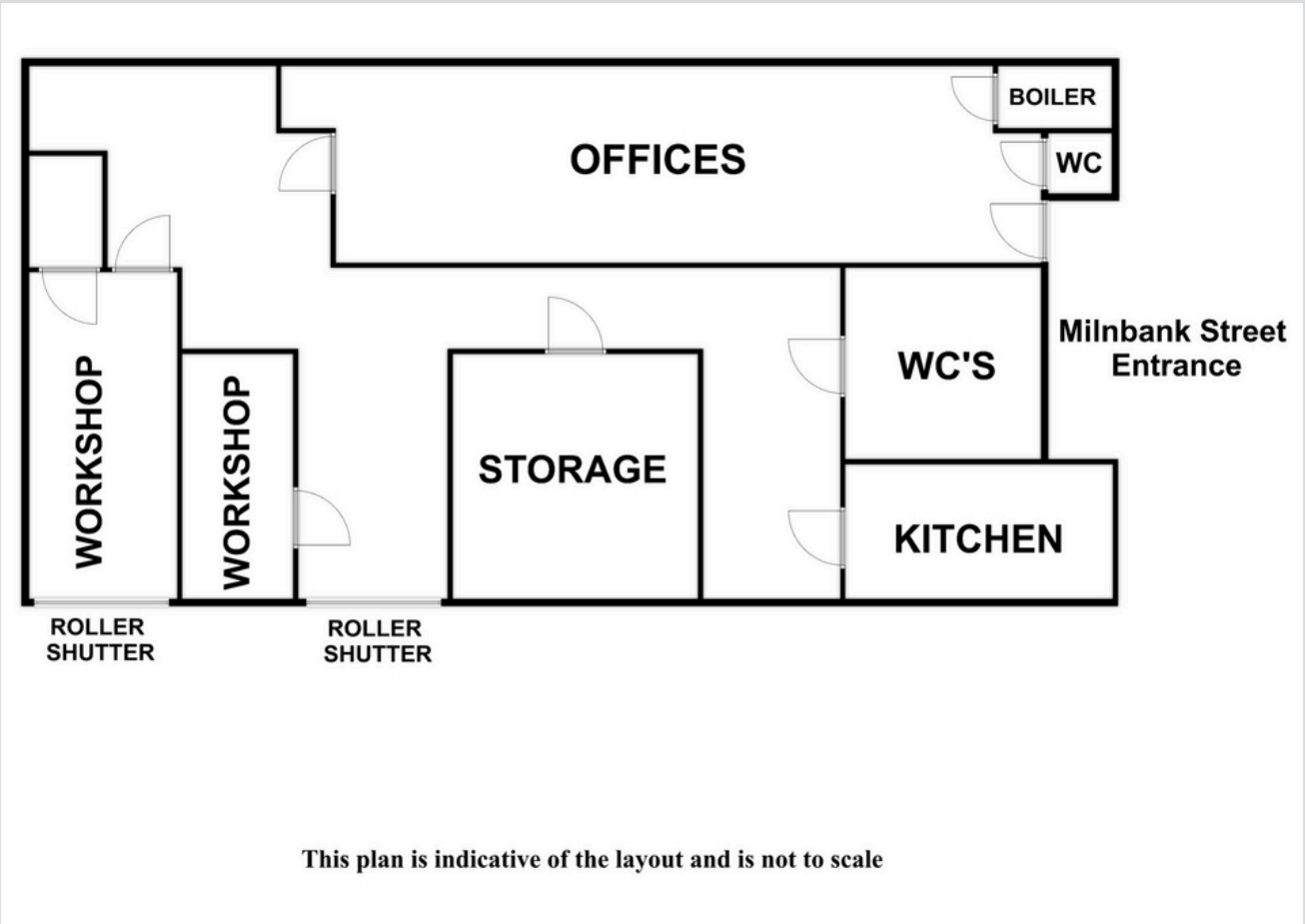
FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	10,355	962
Total	10,355	962

EPC

A (10)



PRICE

Offers in excess of £525,000

NON-DOMESTIC RATES

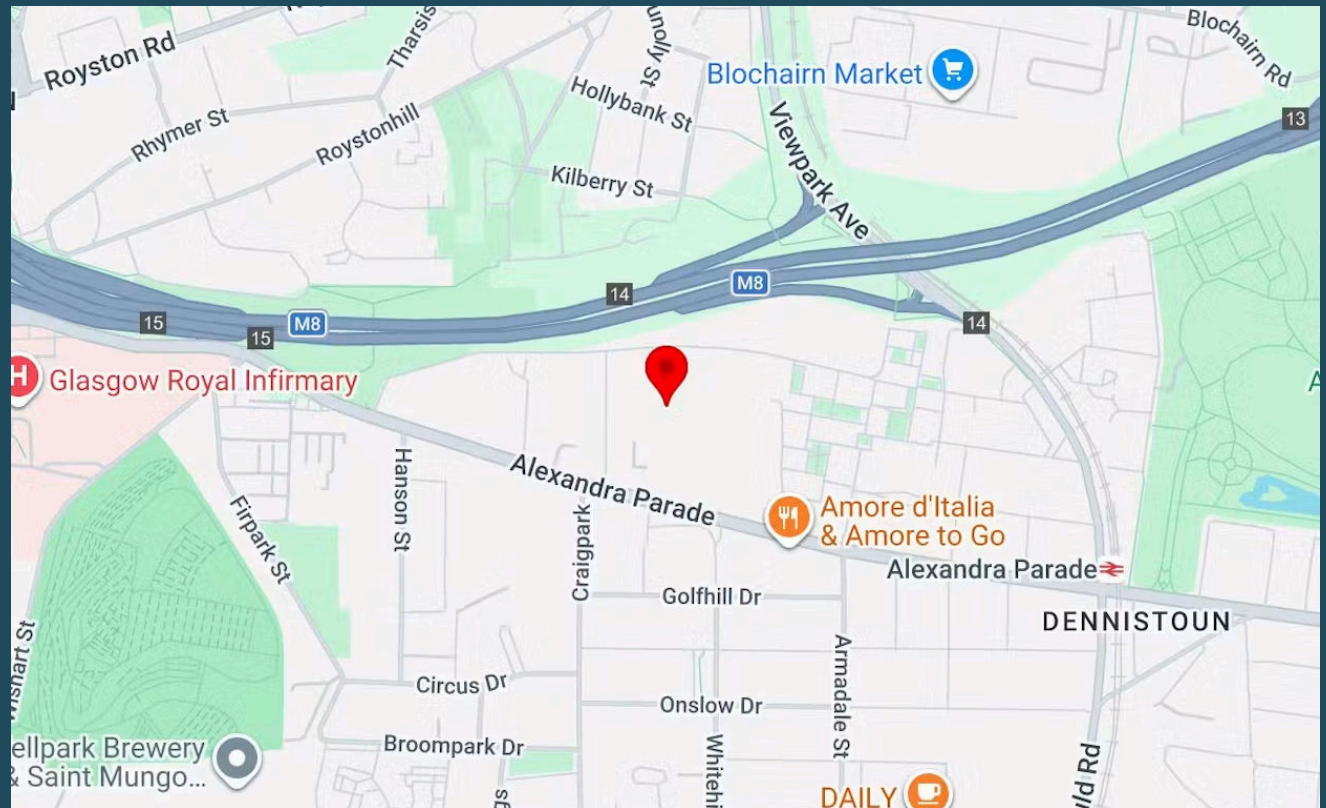
Rateable Value: £28,000

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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DATE OF PUBLICATION: SEPTEMBER 2026