

55,325 SQ FT
HIGHLY PROMINENT
WAREHOUSE TO LET

DIXON BLAZES INDUSTRIAL ESTATE

- Combined area of 55,325 sq ft (5,141.73 sq m)
- Easy access to M74 motorway and city centre
- 4.6m (unit 5) and 5.85m (unit 6) eaves height
- Self contained, gated complex

UNITS 5&6 SOUTHPOINT
15 LAWMOOR ROAD
GLASGOW G5 0UG



DIXON BLAZES

Prominent industrial estate, minutes drive from Glasgow city centre and immediate motorway network access.

Southpoint is situated within Dixon Blazes Industrial Estate, which is located to the south of the River Clyde in the Gorbals area of Glasgow less than two miles from the city centre. It is accessed from the A730 Caledonia Road via either Lawmoor Street or Caledonia Street and is strategically located close to Junction 1A of the M74 motorway.



The M74 connects with the M77, M8, M73 and M80 and the wider UK motorway network. Southpoint lies on the corner of Lawmoor Avenue and Lawmoor Road with the terraced block overlooking the M74 motorway on the north side, with excellent exposure at the rear elevation and yard.

Surrounding occupiers include:



Southpoint is self-contained multi-let complex of six warehouse / industrial units, formed in a single block of back-to-back terraced units within a secure, gated yard with extensive parking and circulation areas.

The warehouse units are constructed with brick walls and steel truss roofs incorporating translucent panels and the units have clear internal heights of 4.6 m (unit 5) and 5.85m (unit 6). The units provide open plan storage space with office accommodation, kitchen/ welfare, male and female toilets. Vehicular access is provided via electrically operated roller shutter doors to extensive yard areas. Unit 6 has twin shutters at the front and a single shutter at the rear elevation.

The units have 3-phase electricity supply.



DIXON BLAZES



FLOOR AREAS

UNIT 5	35,138 sq ft	3,266.61 sq m
UNIT 6	20,187 sq ft	1,876.12 sq m
TOTAL	55,325 sq ft	5,141.73 sq m

RENT / TERMS

The premises are held on full repairing and insuring terms until 28th April 2028. Our client is seeking to assign or grant a sub lease of the units. Alternatively, our landlord is open to a surrender of our clients lease and a new lease(s) being granted.

For further information on rent, please contact the letting agent.

DIXON BLAZES



BUSINESS RATES

RV: £218,000
Payable: £119,464

SERVICE CHARGES

The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the building's insurance premium.

ENERGY PERFORMANCE CERTIFICATE

Upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT.

Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION

For further information or to arrange a viewing, contact:

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change out with our control; we will inform enquirers of any changes at the earliest opportunity. September 2026