



High Quality Warehouse Units

1B & 1C 426 Drumoyne Road, Glasgow G51 4DA

- **8,471 sq ft - 19,925 sq ft**
- **High quality inter-connected units**
- **5.2m eaves**
- **785m at apex**
- **3 full height roller shutters**
- **Gate access to estate**
- **Ability to create a self contained secure yard**
- **Parking for c. 13 cars**
- **Office accommodation (unit 1C)**
- **Rent from £70,000 pa excl. of VAT**

Location

The subjects are located on the west side of Drumoyne Road, which lies to the south of Shieldhall Road, and is a popular industrial location, within the Govan area which is situated around 3 miles west of Glasgow city centre.

Junction 24 of the M8 is within 1 mile, offering immediate access to the M74 south and wider motorway network. The Clyde Tunnel is a short drive providing access to the west end and north of Glasgow. Govan is only 1.5 miles from the M77 motorway providing direct access to the southside of Glasgow and onto Ayrshire. Glasgow Airport is within 5 miles of the subjects. The property is ideally suited for logistics, manufacturing, storage or trade counter use with having excellent transport links.

Surrounding occupiers include Brown, Son & Fergusson, Fab24, MP Group, Strathclyde Roofing Supplies and PDM. Local retailing provisions are closeby on Drumoyne Road where occupiers include Black Rooster, Domino's, One Stop Shop and Greggs.



Description

The units are of steel portal frame construction, clad externally in facing brick, and under a pitched and profile sheet covered roof. The warehouse units are formed in an L shape and are accessed via three full height vehicle roller shutters. There are two visitor entrances, one of which accesses the office accommodation within Unit 1C. The units benefit from 5.2m eaves rising to 7.85m at the apex.

Unit 1B comprises a high eaves warehouse with ancillary staff / welfare accommodation. Unit 1C comprises warehousing together with offices over ground and 1st floors arranged to provide a reception area, a mix of open plan and cellular offices and a tea prep and male and female toilets. The office and ground floor windows are secured by roller shutters.

The units can be taken together and inter-connected or separately.

Externally there are c. 13 designated car spaces plus overspill spaces. There is the potential to create a secure yard area exclusively for the use of the subjects. The wider estate is secured by palisade fencing and a secure gate.

Floor Areas

We calculate the subjects to have the undernoted Gross Internal Areas:

Unit 1B: 11,154 sq ft (1,036.59 sq m)
Unit 1C: 8,471 sq ft (787.33 sq m) (available January 2027)
Total: 19,925 sq ft (1,823.92 sq m)

Rent / Terms

Unit 1B: £90,000 per annum
Unit 1C: £70,000 per annum (available January 2027)

The units are available together or taken separately on full repairing and insuring terms on a long lease.

Business Rates

Effective from 1st April 2026, the units have the undernoted rateable values:

Unit 1B: £60,000
Unit 1C: £54,000



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. 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.

Viewing

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Service Charges

The tenant(s) will pay a share of any common expenditure incurred in connection with the maintenance of the common parts of the buildings/ estate.

Energy Performance Certificates

Available upon request.

VAT

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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 outwith our control; we will inform enquirers of any changes at the earliest opportunity. April 2026