

For Sale

Rare opportunity to acquire 19,460 sq ft of excellent quality warehouse space with dedicated parking and potential to create a secure yard

- 19,460 sq ft of high-quality industrial space
- Rare opportunity to purchase
- 5.2m eaves height
- 7.84m apex height
- Fully secure compound
- Dedicated parking and scope to create dedicated yard
- 3 full-height roller shutter doors
- Ground and first floor office accommodation suitable for a variety of uses

426 Drumoyne Road

Glasgow, G51 4DA

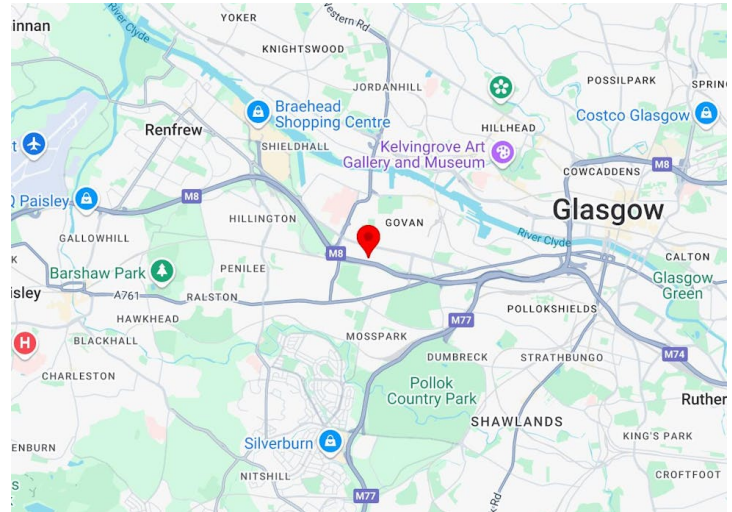
19,460 sq ft

1,807.89 sq m

Reference: #308149

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Glasgow, G51 4DA



Summary

Available Size	19,460 sq ft / 1,807.89 sq m
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The unit is comprised of a steel portal frame construction and dado brickwork elevations. The warehouse is L-shaped and is access via 3 vehicular roller shutter doors and two pedestrian entrances, one of which offers a glazed reception area. Internally, the unit benefits from 5.2m eaves with heights rising to 7.84m at the apex. There are good quality ground and first floor offices within the building along with toilet and welfare facilities, including a single shower.

Externally, there are a number of parking spaces allocated to the unit, which could be converted into a sizeable secure yard. Please refer to the aerial image on the listing/brochure where the blue outline highlights the demised parking. The wider estate is secured with palisade fencing.

Location

The subject property is located just off Shieldhall Road, Govan- an established industrial location.

J24 of the M8 is within 1 mile, offering immediate access to the M74 south. Govan is also only 1.5 miles from the M77 motorway providing direct access to Ayrshire. Glasgow Airport is within 5 miles of the property.

This property is ideally suited for logistics, manufacturing, storage, or trade counter use with excellent transport links.

Viewings

Strictly via appointment via the listed agents.

Terms

Offers are invited for the heritable interest.

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