



For Sale

For Sale- 341 Bogmoor Road comprises an impressive standalone industrial property, situated on a site extending to approximately 2.1-acres.

- Rarely available industrial opportunity to purchase
- Standalone unit with extensive offices and warehouse
- Large secure yard with 2 entrances
- Redevelopment opportunity
- 217kVa power supply with potential for substantial power upgrade from adjacent South Clyde Energy Centre
- 3 roller shutter doors
- Close proximity to M8
- Fully functioning alarm and CCTV system

jll.co.uk

341 Bogmoor Road

Glasgow, G51 4SJ

14,084 sq ft

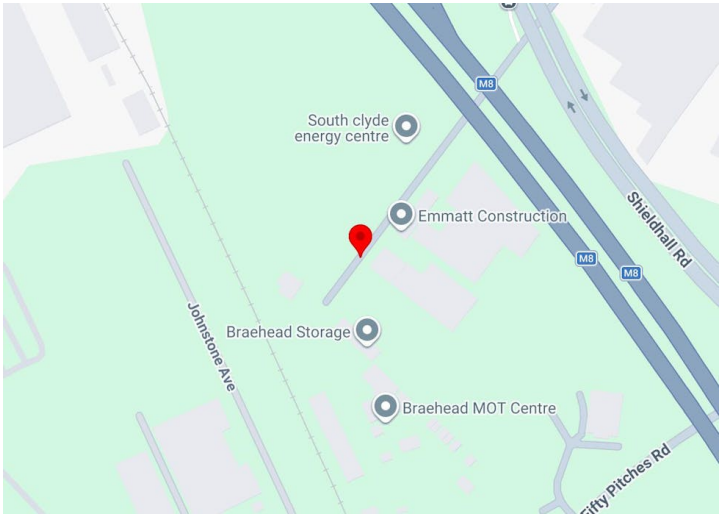
1,308.45 sq m

Reference: #384798



341 Bogmoor Road

Glasgow, G51 4SJ



Description

The property is comprised steel portal frame structure and profiled metal cladding. Internally, the unit offers an expansive open-plan warehouse accommodation suitable for a variety of uses. Internal heights rise to 6.9m at the apex. Roof panels and windows along one elevation provide excellent natural light throughout the space. The warehouse is accessed via three roller shutter doors. A dedicated office/reception area features timber beam construction which would be suitable for a trade counter entrance and also offers welfare accommodation.

The offices have network wiring and power under the raised access flooring. The workshop has extensive 1 & 3 phase wiring installed around the perimeter with caballing in ducting under the epoxy resin sealed concrete floor. Heating of the Workshop can be achieved by re-installing the, unused gas fired warm air unit currently in storage. The workshop has a ring main for compressed air. The property has a fully functioning and monitored alarm system with 8 cameras monitoring the buildings and yard

The property benefits from a substantial yard which is a mixture of concrete and tarmac.

The yard extends to approximately 1-acre (measured via Promap) with scope to further increase this as some areas of the site, haven't been fully utilised. Given the total site size (approximately 2.1-acres), there is potential for redevelopment opportunities subject to planning. Please note that in the aerial image used in the listing/brochure, AI has been used to remove the contents of the yard and visual representation may differ.

The subject property is located next to the under construction, South Clyde Energy Centre. The vendor has spoken to the Energy Centre who have confirmed there may be a substantial power available for an incoming tenant. If an increased power supply is required, interested parties are to inform the selling agent who can direct correspondence to the Energy Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	11,873	1,103.04	Available
Unit - Office	2,211	205.41	Available
Total	14,084	1,308.45	

Terms

Offers over £1.2m are invited for our clients heritable interest in the site.

341 Bogmoor Road

Glasgow, G51 4SJ



Location

The property is located adjacent to the M8, approximately 4 miles southwest of Glasgow City Centre. Bogmoor Road connects directly to Renfrew Road, providing efficient access to both the A8 trunk road and A739. This strategic position delivers excellent connectivity east to the Clyde Tunnel and west to Junction 26 of the M8 motorway at Hillington, facilitating distribution throughout Glasgow and Scotland's Central Belt. The property benefits from regular bus services to Glasgow City Centre, with Cardonald and Hillington East railway station located nearby.

The site occupies a well-established industrial and commercial location, with neighbouring occupiers including The South Clyde Energy Centre, JG Russell, Motus Commercials and Princes.

Viewings

Strictly by appointment via the sole selling agents.

Anti-Money Laundering

JLL are regulated by The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. In line with these

regulations, JLL must undertake due diligence checks. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Scott McPherson

0141 567 6665 | 07596 316625

scott.mcpherson@jll.com

Olivia Gizzi

+44 7840 721886

olivia.gizzi@jll.com

