



# To Let / For Sale

**TO LET/MAY SELL. Substantial warehouse with large secure yard and internal heights. Available in part or whole.**

- TO LET/MAY SELL
- Potential redevelopment opportunity
- Internal heights ranging from 11.27m to 23.56m
- 6mVa power capacity
- Large secure yard
- Refurbished office accommodation
- Affordable storage space

**1187 South Street**

Glasgow, G14 0DT

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**50,000 to 484,000 sq ft**

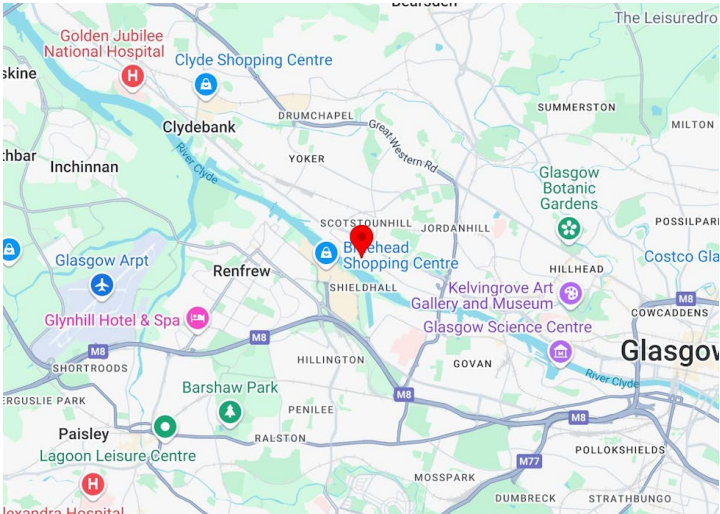
4,645.15 to 44,965.07 sq m

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**Reference: #272214**

# 1187 South Street

Glasgow, G14 0DT



## Summary

Available Size	50,000 to 484,000 sq ft / 4,645.15 to 44,965.07 sq m
EPC	Upon enquiry

## Description

1187 South Street comprises a substantial manufacturing warehouse across several bays. The bays benefit from excellent internal heights, ranging from 11.27m to 23.56m- ideal for occupiers looking to maximise racking and floorspace. The warehouse benefits from several level access doors, provided access to the large secure yard from different elevations.

The facility benefits from a substantial office block, which has been recently refurbished. Externally, there is a large secure yard, quay wall access and small wet dock. The warehouse also has a 6mVa power capacity.

The landlord will consider leasehold interests for the whole or part of the warehouse. Alternatively, the landlord will consider selling the asset or redevelopment opportunities.

## Location

The property is located on South Street, 3 miles to the West of Glasgow City Centre and is accessed via

South Street and Balmore Street. South Street is an established industrial and business location situated immediately adjacent to the River Clyde, within Scotstoun. The Clydeside Expressway (A814) and the Clyde Tunnel (A739), which connect to the central Scotland motorway network, are within close proximity. The Clyde Tunnel provides access to the M8 Motorway at Junction 25, whilst the expressway provides access to the M8 north of the Kingston Bridge at Junction 19.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	484,000	44,965.07	Available
<b>Total</b>	<b>484,000</b>	<b>44,965.07</b>	

## Viewings

Strictly via appointment via the listed agents.

## Terms

The accommodation is available to let on full repairing and insuring terms. Alternatively, our client may consider selling the property.

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