

TO LET / FOR SALE - INDUSTRIAL

316 DRUMOYNE ROAD

GOVAN, GLASGOW, G51 4DJ



KEY HIGHLIGHTS

- 3,293 sq ft
- Shared secure yard space that has been recently resurfaced
- Offices to the front with kitchen tea-prep and WCs.
- Standalone industrial premises
- Benefits from 4.63m eaves rising to 6.96m at the pitch
- Convenient M8 motorway access

SUMMARY

| | |
|----------------|------------------------------------|
| Available Size | 3,293 sq ft |
| Rent | £26,500 per annum |
| Rates Payable | £10,582.50 per annum |
| Rateable Value | £21,250 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

DESCRIPTION

Standalone industrial premises of steel portal frame construction with a secure yard plus parking

Internally provides open plan warehouse accommodation

Singular vehicular access door

Well-presented offices found to the front with male and female WC's together with kitchen tea-prep

Mezzanine of 821 sq ft that can be left in or taken away if required

LOCATION

Located within the Govan area of Glasgow approximately 3.5 miles west of the city centre and just south of its junction with the A8 Shieldhall Road

M8 motorway access provided via Junction 24 approx 1 mile east that connects with the M74 and M77 motorways

The Clyde Tunnel is accessible just west of the subjects connecting with the west and north side of the city

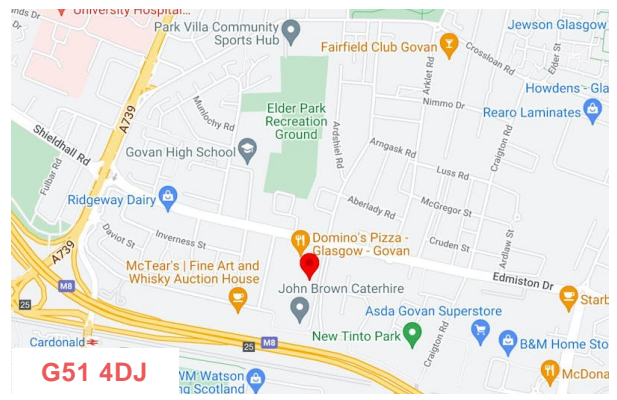
Regular bus routes operate on Shieldhall Road just south and Cardonald Railway Station is a 15 minute walk south-west

Eating and shopping amenities are found a couple of minutes walk north where there is a Greggs, Black Rooster Peri Peri and Dominoes Pizza

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------------|--------------|---------------|--------------|
| Ground - Warehouse | 2,385 | 221.57 | Available |
| Ground - Offices | 908 | 84.36 | Available |
| Total | 3,293 | 305.93 | |



VIEWING & FURTHER INFORMATION

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