

— FOR SALE

# Industrial/ Distribution Warehouse & Generous Yard

**7 – 15 Welbeck Road**  
**Glasgow | G53 7SD**

Opportunity to acquire a high quality industrial/distribution facility on a large secure site, benefitting from generous operational/ storage yard.



Established  
industrial location



Rare opportunity  
to purchase



Close to  
motorway network



Substantial tarmac  
and compacted  
aggregate yard



55,783 sq.ft.  
on 3.37 acres

**GRAHAM  
SIBBALD**

## - LOCATION

# Strategic Location & Excellent Transport Links

Glasgow is Scotland's largest city with a population in excess of 600,000 people and is located on the upper reaches of the River Clyde in West Central Scotland.

The city has excellent links to the transport network, the M8 motorway runs through the fringes of the City Centre on its west and north sides and links up with the M80, M77, M73 and M74 all within 10 miles.

The subjects are situated on the north side of Welbeck Road, between its junctions with Woodneuk Road to the west and Finglen Place to the east, within the established Darnley Industrial Estate which lies approximately six miles southwest of Glasgow City Centre.

Darnley Industrial Estate is well established comprising a variety of local, regional and national occupiers active within the industrial and retail sectors. Notable surrounding occupiers include Marlborough Granite, Matalan, Lidl, B&M Home Store and J&W Carpets. The estate is also a well-established car dealership location with Vertu having Nissan, Ford & Toyota outlets on Kennishead Road.

The main arterial road providing access to the subjects lies to the south in the form of Nitshill Road which continues northwest to join Barrhead Road (A736) and connects with the M77 at Junction 3 to the east. The subjects are therefore well connected to the Central Motorway Network, and in addition, the Priesthill/Darnley Railway Station is situated within walking distance to the north-west.





**7-15**  
**WELBECK RD**



## - DESCRIPTION

# Industrial/ distribution building suitable for a variety of uses

### Overview

The subjects comprise a large industrial distribution facility with cold storage units and detached two-storey office building. The buildings all sit within a roughly rectangular shaped and level site which is secured to the perimeter by fencing and covered in a piecemeal tarmac hardstanding and compacted aggregate.

### Main Distribution Facility

The main facility is located centrally on the site and covers a large proportion of the overall area. The facility has been extended over the years and comprises a collection of interconnecting structures with supporting accommodation.



To the south fronting the main yard sits a raised loading corridor which runs the full length of the facility.



### Steel Structure

The structure is formed from steel with a mono-pitched roof clad in profiled metal sheeting.



### 6 Loading Docks

6 raised loading docks were built with a metal canopy over the yard area.



### Chill Stores

2 chill storage structures of steel construction sit at either end of the loading corridor including a large store.



### Internal Cold Stores

Internally, the subjects comprise 2 x cold store chambers.



### Generous Height

The main warehouse provides a generous consistent overall height of 7.53m.

# Cold Storage, Site & Ancillary Buildings

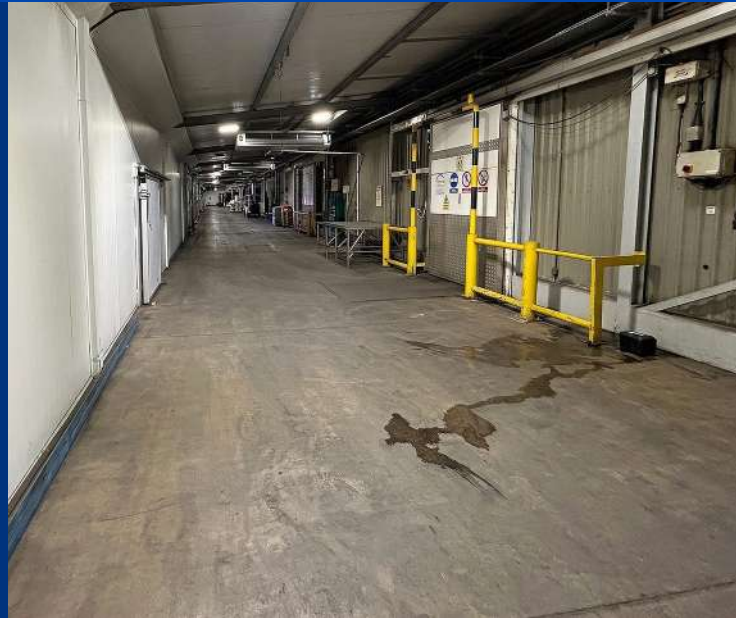
**A single-storey brick flat roof structure sits to the east constructed against the main chill warehouse.**

This structure has been sub-divided to form a store, east plant room, bothy and further store, all accessed externally. The main storage accommodation sits to the north of the loading corridor and comprises a chill store and three frozen stores. The buildings are primarily of steel portal frame construction infilled to the dado height with brick cavity walls. Each building is surmounted by a shallow pitched steel frame roof overlaid in profile metal sheeting.

A solid concrete floor runs throughout the main storage warehouses, with the walls and ceilings exposed to the insulated cladding and brickwork base core. The loading bay corridor provides access directly into all storage areas. The main stores comprise a series of storage racks.

Constructed to the west there is another single storey brick flat roof structure which has been sub-divided to form two interconnecting stores, the west plant room and an ancillary office and staff welfare facilities. Further loading access is possible in this location through a roller shutter and up an enclosed ramp leading into the loading corridor.

The main warehouse provides a generous consistent overall height of 7.53m.



# Detached Storage, Office & Yard

## External Site Areas

The buildings all sit within a large roughly rectangular shaped site fronting Wellbeck Road to the south, Woodneuk Street to the east and Finglen Place to the west. A recycling facility sits to the north. The site is secured to the perimeter by a combination of palisade and metal mesh fencing, with some brickwork walls predominantly to the rear. The main areas are covered in piecemeal tarmac hardstanding with additional areas to the rear covered in compacted and loose aggregate.

## Detached Ambient Stores

Two interconnecting stores sit to the west of the main facility. The rear taller unit is of steel frame construction with profiled metal cladding to the elevations and roof. The front section is of steel frame construction featuring full height brickwork elevations with profiled metal sheeting to the roof. Three loading bays were noted on the front elevation. A canopy connects the main facility and the west stores.

The 'west rear ambient store' provides a clear internal eaves height of 9m.

## Detached Office Building

The two-storey detached office building close to the east entrance to the site. The building is of concrete frame construction infilled to the elevations in brick cavity walls with facing brick. The property is surmounted by a flat concrete deck roof overlaid in bitumen felt.

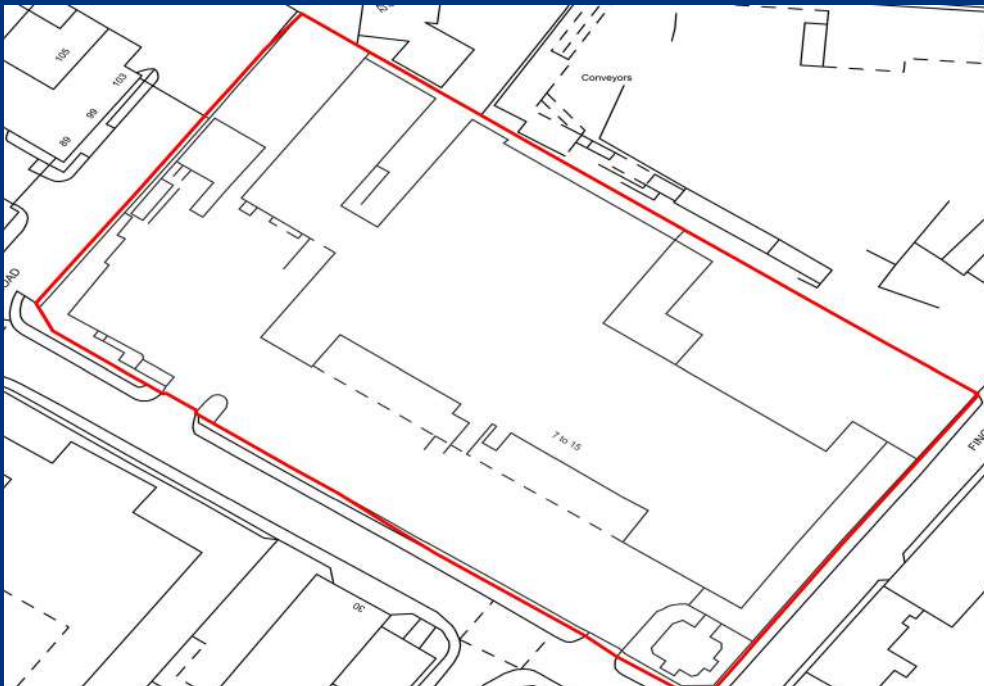


## Accommodation

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal areas:

UNIT/AREA	DESCRIPTION	SQ M	SQ FT
Main Warehouse Accommodation	Cold/freezer stores, ambient stores, loading area, staff offices and welfare areas, plant and ancillary	4,401.75	47,380
West Warehouse Accommodation	Front Chill and Rear Store	579.81	6,241
Detached two-storey Office Building	Office accommodation, ancillary storage and staff amenities	200.85	2,162
<b>TOTAL</b>		<b>5,182.41</b>	<b>55,783</b>

We understand the entire site area extends to approximately 1.36 hectares (3.37 acres). The subjects have an approximate site coverage of 37.39%.



## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## Anti-Money Laundering (AML) Process

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers. Applicable documentation will therefore be required on agreement of Heads of Terms.

## Rating Assessment

The proposed Rateable Value from 1 April 2026 is £145,000.

## Proposal

We are instructed to seek offers in excess of £1,700,000 for our client's Heritable Interest.

## VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

## Energy Performance Certificate

An EPC has been prepared for each property and can be provided upon request.

# Viewings & Further Information

Strictly by appointment through:



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