

TO LET DISTRIBUTION WAREHOUSE

TANNOCHSIDE DRIVE | TANNOCHSIDE PARK | UDDINGSTON | G71 5PD



KNIGHT PROPERTY GROUP



39,092 SQ FT (3,631.76 SQ M) WAREHOUSE AREA

LOCATION

The property is situated within Tannochside Park on the outskirts of Uddingston approximately 10 miles east of Glasgow city centre. Tannochside Park is approximately one mile south of the A8/M8 Glasgow to Edinburgh motorway (accessed via the A752). This also links with the M74 providing access south. The property is also located close to the M73 which links to the A80/M80 providing access north to Stirling, Perth and beyond.

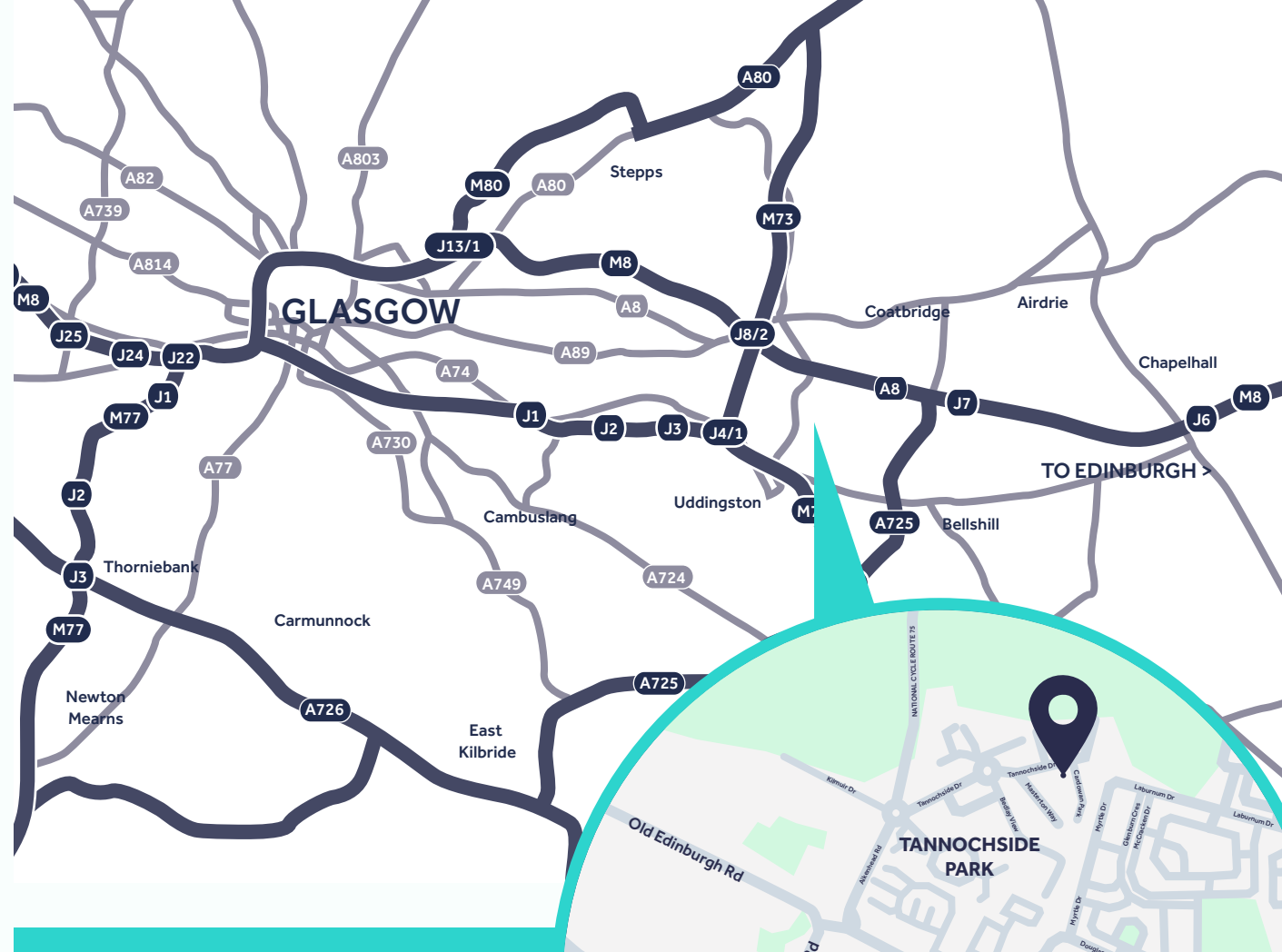
SITUATION

The property is situated in a well-established industrial/commercial area with industrial and office premises. Tannochside Drive provides the sole access point allowing direct access to the yard and car parking provision.

Nearby occupiers including Welding Engineers, Caledonian Plywood Company, Amari Plastics, Whistle Scotland, Steer Glasgow and Hilti GB Repair Centre, and Wayfair Glasgow.

SITE

The secure self-contained site extends 0.95 hectares (2.35 acres). Site density is 44%.



DESCRIPTION

The unit comprises a stand-alone steel portal frame warehouse unit with mezzanine plus refurbished single storey office extension to the front and side elevations.

Externally, there is a secure yard to the northern elevation which provides good circulation spaces for HGV's to park and load & unload with a separate staff parking area located adjacent.



SPECIFICATION



Well maintained warehouse premises



Secure self-contained site



Refurbished office accommodation



Warehouse transport office



Clear internal eaves height 9.08m



45m yard depth



3 docks doors



4 level access doors



Solar panels on the roof



Circa 45 car parking spaces



8 EV charging points



Lighting throughout

ACCOMMODATION

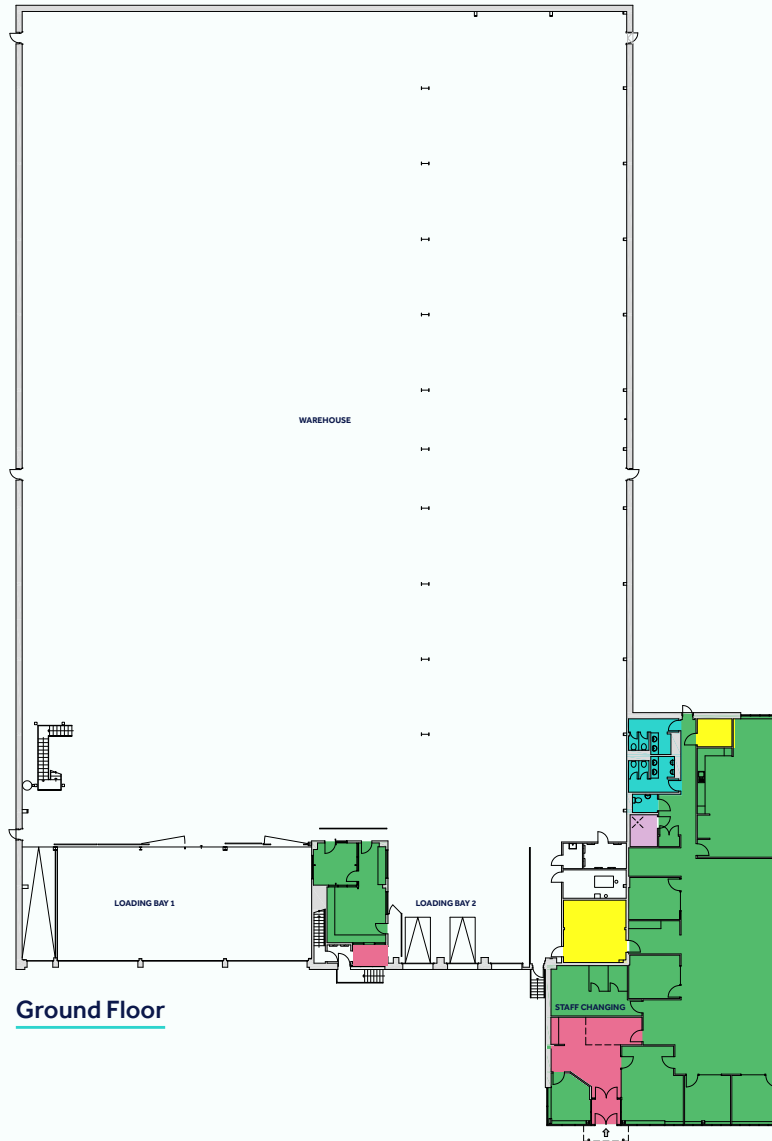
FLOOR & USE	SIZE (SQ FT)	SIZE (SQ M)
Ground Warehouse	39,092	3,631.76
Ground Offices	4,919	456.99
First Warehouse / Staff Facilities	587	54.53
Mezzanine Area	2,260	209.96
TOTAL GIA	46,858	4,353.24

Subject to measurement

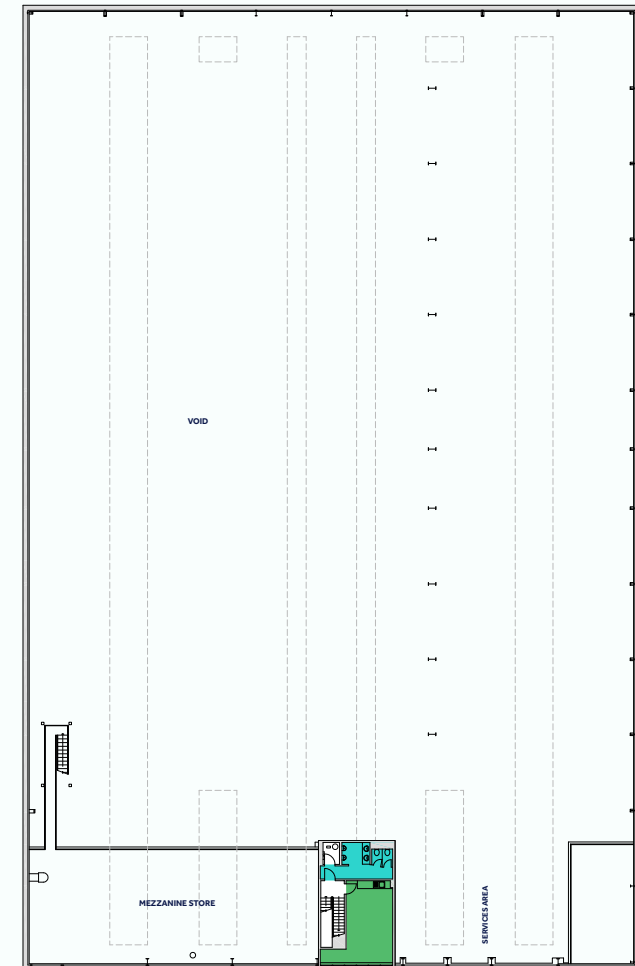


KEY:

- Office / Staff Facilities
- Reception
- WC
- Shower
- Store



Ground Floor



Warehouse Mezzanine

A development by;



KNIGHT PROPERTY GROUP

Established in the north east of Scotland in 1987, Knight Property Group is an award winning developer, renowned for the development and delivery of speculative and pre-let commercial properties across the logistics, office, industrial and trade counter sectors. Active throughout Glasgow, Edinburgh, the central belt and Aberdeen, Knight Property Group has developed market leading sites including Belgrave Logistics Park, 4/5 Lochside Avenue, Langlands Commercial Park, The Capitol, 4North, Kingshill Commercial Park and The Hub Aberdeen.

The asset was built by way of a Design and Build style contract. Warranties will be available from the design team and main contractor.



UNIT 7, KINGSHILL COMMERCIAL PARK, WESTHILL



PHASE 4 LANGLANDS COMMERCIAL PARK



3 BELGRAVE STREET, BELLSHILL

REFURBISHMENT WORKS

EXTERNAL

External fabric (inc goods yard)

- All roof and gutters fully cleaned.
- Cladding to the external elevation fully washed down and cleaned.
- Existing rainwater downpipes, eaves and gutter flashings to be re-painted.
- External fire exit doors to be repainted.
- Existing cladding around office block to be cleaned and repainted.
- Existing window frames around office block (externally only) to be re-painted.
- Re-line existing road markings/walkways on concrete yard slab.
- Replace bollards at load bay doors.
- Install new impact protection around brick piers at load bay doors.
- Replace 2 vehicle access door and service the remaining door to current operational standards.
- Clean down and remove weeds from all paths around the building.

INTERNAL

Office Block

- Steam clean all carpets throughout.
- Re-decorate all walls, ceilings, doors, skirtings and facings.

Warehouse

- Remove damaged fire line board to all columns and re paint with intumescent paint.
- Re-decorate all internal steelwork.
- Over sheet existing wall cladding with single sheet cladding .
- Strip out and remove redundant gas pipe
- Re-line/paint existing walkways.

Warehouse Offices

- Re-decorate walls, doors, skirtings, and facings.
- Replace kitchen and tea preparation.
- Replace vinyl flooring covering.
- Steam clean remaining carpets to welfare area.

Mechanical and Electrical

- Full test and certify existing electrical installation throughout.
- Carryout an emergency lighting test and provide certification.
- Carryout Legionella test and certify.
- Replace modular light fittings with LED modular lights within welfare facility.
- Remove and replace radiator with electric panel heaters in warehouse office.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

Available on request.

RENT

Upon application.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £168,000.

VIEWING

Viewings are strictly by appointment only through the sole selling agent.

VAT

Unless otherwise stated, all prices, rents and premiums are quoted exclusive of VAT. Prospective purchasers/ lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CONTACT

For further information of if you wish to arrange a viewing please do not hesitate to contact:

Gregor Harvie

07765 255 988

gregor.harvie@ryden.co.uk

Alan Gilkison

07770 331 525

alan.gilkison@ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property.

February 2025.

Produced by Designworks.