TO LET

FULLY REFURBISHED WAREHOUSE UNITS AVAILABLE SPLIT INTO SMALLER UNITS

SHAWBRIDGE ST, POLLOKSHAWS, GLASGOW G43 1QQ

- IDEAL OPPORTUNITIES FOR NEW STARTER UNITS
- HIGH EAVES HEIGHT
- NEW PHASE 3 ELECTRICS IN EACH UNIT
- NEW ELECTRIC ROLLER SHUTTERS ON EACH UNIT

DALKIN + CO
0141 222 5790
www.dalkinandco.com

Location

The property is located on the south side of Shawbridge Street close to its junction with Riverbank Street and opposite its junction with Shawholm Crescent. The property is located at the rear of Nether Auldhouse Retail Park and next to Shawbridge Industrial Estate.

Nearby occupiers include ALDI; HOMEBASE; COSTA COFFEE; HOME BARGAINS; THE FOOD WAREHOUSE on the retail park and WIZARD OF PAWS; THE ROUNDHOUSE VET HOSPITAL; RUFF + TUMBLE; LIDL; MORRISONS and numerous small industrial occupiers.

There has also been substantial new residential development nearby and more in the pipeline.

Description

The subjects comprise a large detached warehouse with its own secure yard space.

the warehouse has been fully refurbished and split into 5 units.

Units 4 + 5 have been taken along with the yard to QUEENS PARK BUILDERS who carried out the refurbishment works but the 3 small starter units facing Shawbridge Street are available.

Accommodation

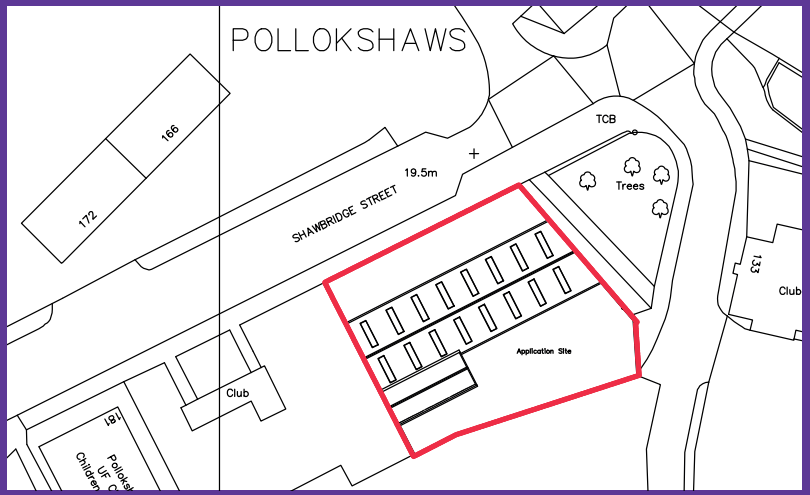
The 3 starter units each have new phase 3 electrical supplies along with electronic roller shutter doors fronting on to Shawbridge Street. Each starter unit will also have a rear fire escape access.

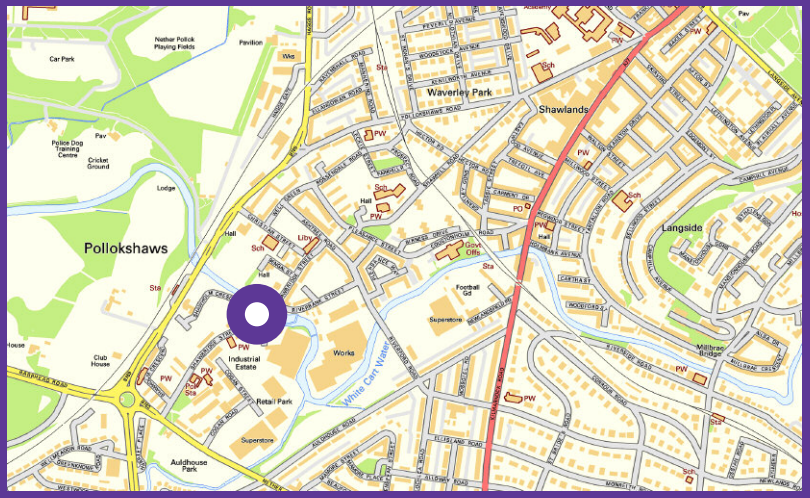
UNIT 1 -	769sqft (71sqm) approx.
UNIT 2 -	573sqft (53sqm) approx.
UNIT 3 -	573sqft (53sqm) approx.
UNIT 4 -	2960sqft (275sqm) approx.
UNIT 5 -	818sqft (76sqm) approx.

THE EAVES HEIGHT FOR EACH UNIT IS 5.8m

Rent

UNIT 1 -	Offers Over £10,000 p.a.
UNIT 2 -	Offers Over £7,500 p.a.
UNIT 3 -	Offers Over £7,500 p.a.
UNIT 4 - LET	Offers Over £30,000 p.a.
UNIT 5 - LET	Offers Over £10,000 p.a.





Rateable Value

Each starter unit will have a rateable value below £12000 so will qualify for 100% Small Business Relief – details on request.

Lease

The units are offered on new FRI leases for a minimum period of 3 years and will include 3 yearly rent reviews.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Entry

Available from March 2023.

Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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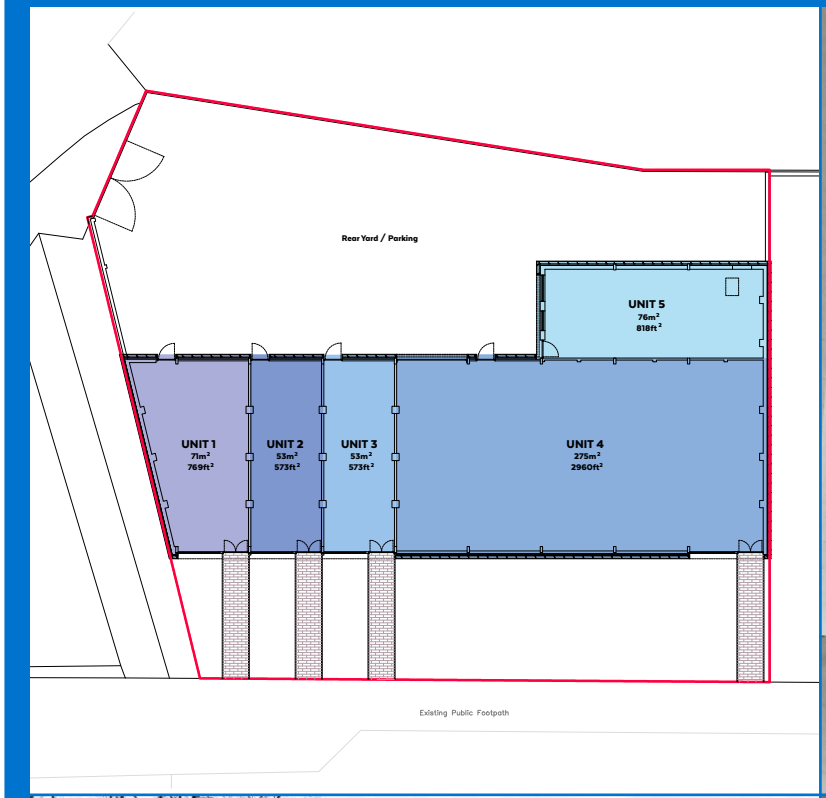

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(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

Date of details - March 23

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