TO LET

DALKIN + CO

TO BE REFURBISHED SPRING 2025

BLOCK 1, UNIT 6, 1501 NITSHILL ROAD
THORNLIEBANK INDUSTRIAL ESTATE, GLASGOW G46 8QG

- Corner unit with secure rear yard
- Main warehouse roof re clad internally + externally
- Highly visible from main road (A726)
- Near to McDonald's / Starbucks / Costa / B+Q / Sainsburys
- Next to junction 3 on the M77
- 5.5 miles south of Glasgow City Centre
- Long established industrial estate includes Star Refrigeration + Howdens

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790

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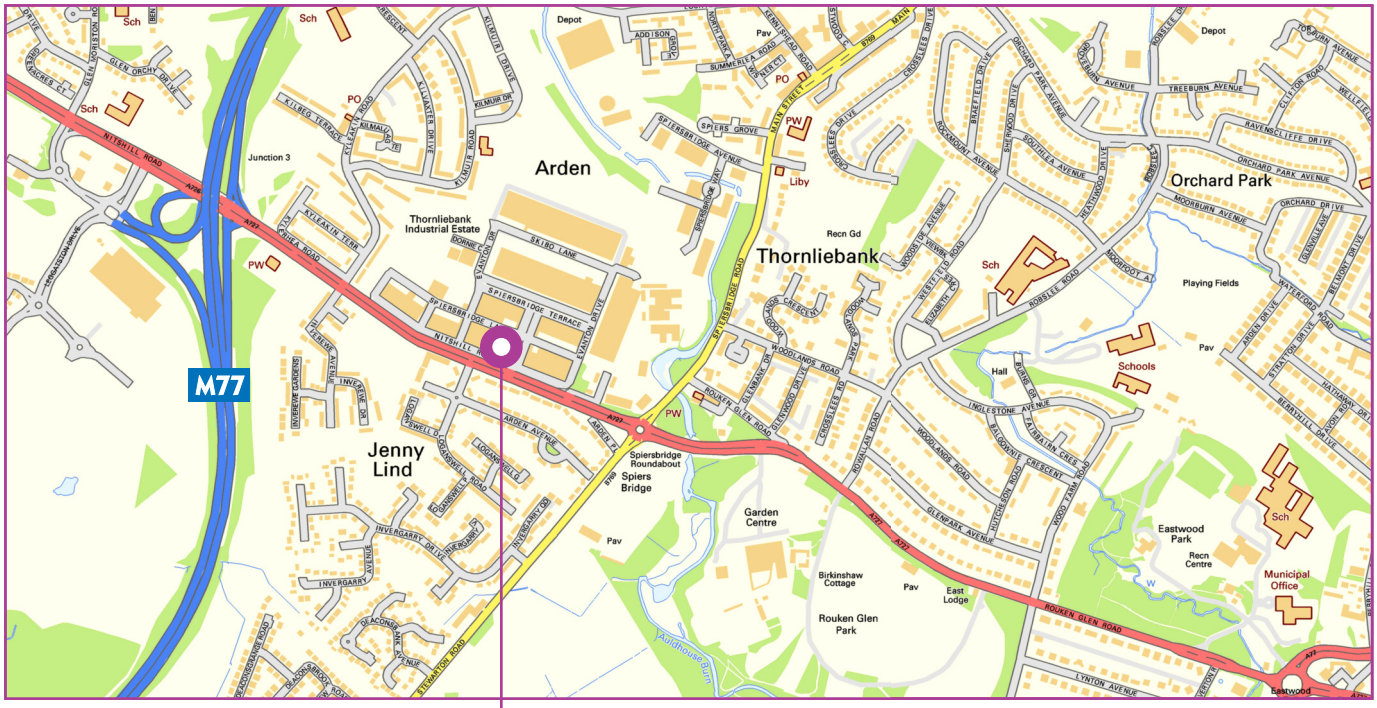

Location

The property is located in THORNLIEBABK INDUSTRIAL ESTATE some 5.5 miles south of Glasgow City Centre.

The subjects are visible from Nitshill Road which links Darnley to Rouken Glen/Giffnock and provides direct access to the M77.

The surrounding area is a mix of residential and commercial uses with many new build houses being built nearby along with more established local authority housing.

Sainsburys / B+Q are nearby along with a couple small roadside commercial developments occupied by the likes of Starbucks / EG PFS / Costa / McDonalds / Greggs.

Thornliebank Industrial estate is a mix of warehouse and trade counter units.

Description

The property comprises a corner warehouse and yard on a single storey terrace. The roof is pitched and over clad. There is a rear secure yard area. To the front of the building is a small office area which includes staff and toilet facilities.

There is a large roller shutter door on the rear of the main warehouse providing direct access to and from the rear yard area.

The office entrance is protected by a roller shutter door.

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Accommodation

Warehouse	426 sqm (4,585 sqft) approx
Rear Workshop	94 sqm (1,012 sqft) approx
Front Office	80.3 sqm (864 sqft) approx
TOTAL FLOOR AREA	600.3 sqm (6,462 sqft) approx

Rateable Value
We understand that the subjects have a current rateable value of £33,250.

Rent
£40,000 per annum.

Lease
A new FRI lease for a minimum period of 10 years is offered - longer term leases are available.

Rent Review
5 yearly.

Legal Costs
Each party will be responsible for their own legal costs.

VAT
All prices, premiums and rents quoted are exclusive of VAT.

Refurbishmanet Programme
The property will be subject to a refurb programme particularly to upgrade the front office area and also improve the external fabric of the building - details will be provided to interested parties.

ANTI MONEY LAUNDERING
In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

ENTRY
Available from Spring 2025.

Viewing & Further Information
By prior arrangement with the joint agent.

Colin Dalkin
Dalkin + Co
M: 07766 203213
E: colin@dalkinandco.com
www.dalkinandco.com

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Feb 2025

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