

TO LET MODERN INDUSTRIAL UNITS
4,849 – 15,955 sq ft
870 – 890 SOUTH STREET
GLASGOW, G14 0SY

Reith 
Lambert
www.reithlambert.co.uk



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LETTING SUMMARY

- Three adjacent units
- Subject to availability, from 4,849 to 15,955 sq. ft.(450 to 1,482 sq. m.)
- Easy/quick access to the city centre
- Clyde Tunnel and M8, M74 & M77
- Popular area for trade, showroom and industrial uses
- Units suitable for various uses

LOCATION

The property is prominently located on South Street, at its junction with Scotstoun Street, in the Whiteinch area of Glasgow. Whiteinch is an established and popular trade, showroom and industrial location lying approximately 3.7 miles west of the city centre.

870-890 South Street sits only 1.5 miles from the A814 Clydeside Expressway and the Clyde Tunnel, which connects the north and south sides of the River Clyde. These routes provide easy connections with the M8, M74 and M77 motorways and Glasgow International Airport.

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Unit 2 South Street



Unit 3 South Street



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Description

An extensive refurbishment was completed in 2014, including a replacement roof and new services, and the available accommodation comprises a block of three adjacent industrial units. While, at present these are self-contained, previous openings formed in the partition walls have been filled, and these could easily be re-opened to create inter-connecting units.

Each unit provides a minimum clear height of approximately 15 ft. (4.6 m.) at the internal roof haunch, rising to 18 ft. (5.6 m.) at the roof apex, and includes a three-phase electricity supply, a large electrically operated roller shutter loading door and separate pedestrian access door.

Unit 1 has been fitted out to provide office and staff accommodation plus WCs with services pop-ups within each individual unit allowing for the creation of additional toilet and office facilities in the future.

Availability & Occupational Costs

The property is available by way of a new lease or leases (if sub-divided) on standard full repairing and insuring terms.

The existing tenant has already vacated and while the current lease is due to expire on 8th January 2020, the property can be made available before then.

Details of the annual rental rates, depending on floor area are as follows.

4,849 to 5,686 sq. ft.	£6.50 per sq. ft.
10,269 to 11,106 sq. ft.	£6.25 per sq. ft.
15,955 sq. ft.	£6.00 per sq. ft.

Energy Performance Certificate

The property has an EPC rating of 'C' and a copy of the certificate is available upon request.

Accommodation

A schedule of availability, including information on floor areas, accompanies this brochure.

<i>Unit 1 (870 South Street)</i>	4,849 Sq. ft	450 Sq. m
<i>Unit 2 (880 South Street)</i>	5,420 Sq. ft	504 Sq. m
<i>Unit 3 (890 South Street)</i>	5,686 Sq. ft	528 Sq. m
<i>Total</i>	15,955 Sq. ft	1,482 Sq. m



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Local Authority Rates

The property is currently listed in the Valuation Roll with two entries and, depending on future occupation, these may need re-assessment.

UNIT 1/2 RV £36,250

UNIT 3 RV £22,750

Payment of rates is a tenant's responsibility. Interested parties should make their own enquiries with the Local Assessor and further information is available at www.saa.gov.uk.

The payment of water and sewerage rates will also become the responsibility of the in-going occupier(s).

Legal Costs

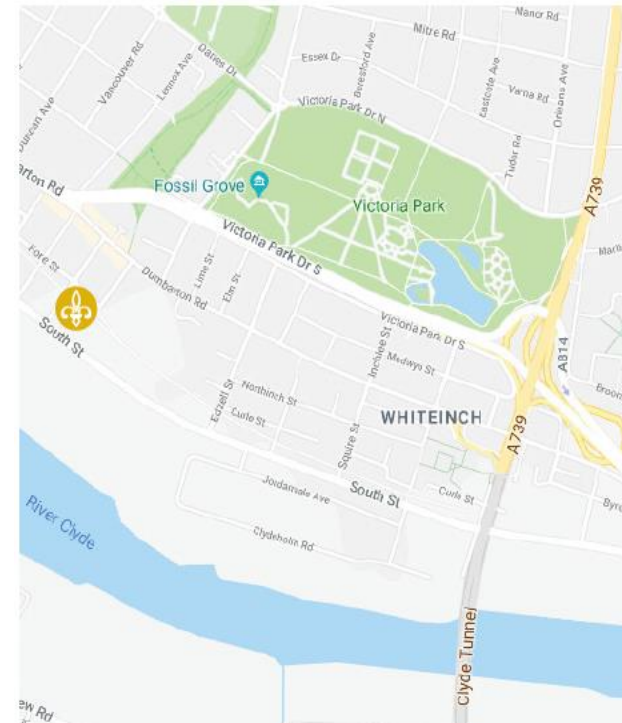
Each party will bear their own legal costs in the documentation of the transaction and, in the usual manner, the in-going tenant(s) will be responsible for Registration Dues and any Land & Buildings Transaction Tax that is applicable.

Date of Entry

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.



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