

TO LET

SECURE INDUSTRIAL/OPERATIONAL YARD

 **GRAHAM
SIBBALD**



YARDS 3 & 4
2420 LONDON ROAD
GLASGOW
G32 8XZ

- Industrial/operational yard
- Strategically located
- 0.43 acres - 1.65 acres
- Close proximity to M74
- 20 min drive to Glasgow City Centre
- Connected to utilities

LOCATION

The subjects are located on the south side of London Road (A74) in the Mount Vernon area of Glasgow, approximately 6 miles east of the city centre and is in close proximity (1.5 miles) from J2A of the M74 motorway, which leads to the wider motorway network - M73/M8.

The site is bounded by the Whifflet railway line to the south and London Road to the North. The surrounding area is a mix of commercial and residential uses with nearby occupiers of note including VK Timber, Polypipe, Wickes, The Range and RJ McLeod.

DESCRIPTION

The subjects comprise a generally L-shaped hard standing secure yard bounded by steel palisade fencing. Entrance is gained via London Road or Kenmuirhill Road.

Currently yard 3 & yard 4 are split however these can be combined to accommodate larger requirements. Please contact the letting agents for more info in this regard.

ACCOMMODATION

We understand that the subjects extend to the following approximate areas:-

Yard 3 - 0.43 acres (0.174 hectares)

Yard 4 - 1.22 acres (0.493 hectares)

TERMS

The subjects are available on a new lease.

RATING ASSESSMENT

The subjects will require individual reassessment. Any incoming Tenant will be responsible for payment of Non-Domestic Rates.



RENT

On application.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

UTILITIES

Utilities will be made available for connection by the Tenants.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-

Graham and Sibbald LLP
233 St Vincent Street
Glasgow
G2 5QY

For more information please contact:

GRAHAM + SIBBALD

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IMPORTANT NOTICE

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6. Date of Publication: March 2023