

# TO LET

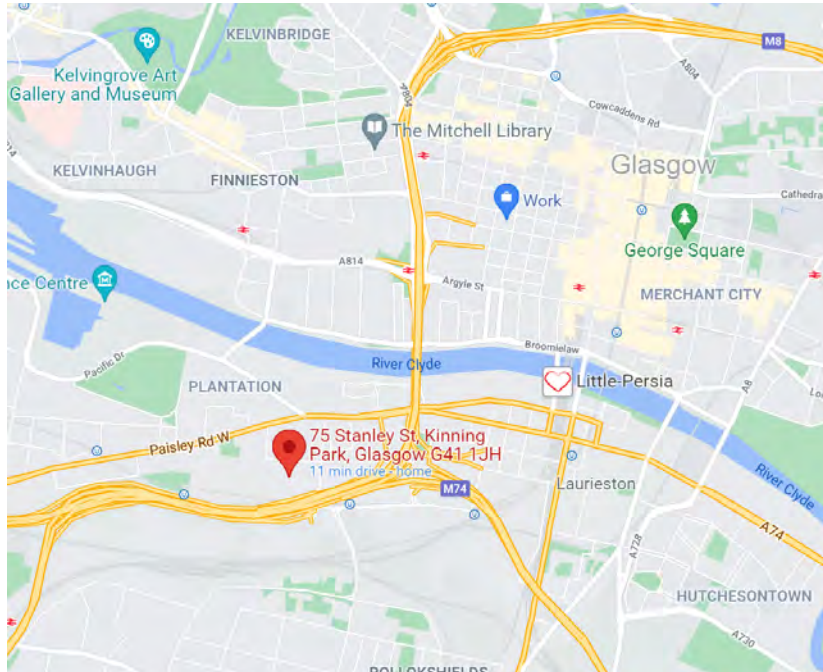
Prime Warehouse – 55,707 SqFt

 **GRAHAM  
SIBBALD**



- Bespoke detached Trade / Industrial Warehouse
- Excellent prominence overlooking the M8 Motorway
- 11m Eaves
- 1 ac. Concrete Yard
- Superb access links to M8, M74 and M77
- **Ready for Occupation**

**75 Stanley Street**  
KINNING PARK  
GLASGOW  
G41 1JH



#### LOCATION

The property is strategically located overlooking the M8 and M74 at Junction 21 turnoff. As one of the most prominent gap sites available in Glasgow, the development will offer the occupier the unique prospect of marketing the business to over 100,000 passing vehicles per day immediately in front of the property.

The ten-lane Kingston Bridge is the busiest road bridge in Europe, with a daily traffic flow of over 140,000 vehicles. The estimated average daily flow of traffic at the M8 off-ramp on Seaward Street (directly adjacent to the estate) is approximately 18,000 motor vehicles according to the Department for Transport.

There is easy access to the M8 and Glasgow City Centre. Shields Road underground station is within a few minutes' walk.

Neighbouring occupiers include Tresspass, Edmunson Electrical, Toolstation, Screwfix and Network Rail.

The exact location is highlighted on the location map.



#### DESCRIPTION

The premises comprise a purpose built substantial detached/stand-alone new build warehouse facility of steel portal frame construction benefiting from insulated profile metal cladding to the walls and roof coverings.

The unit is fully self-contained warehouse is being developed for occupation by a Class 6 occupier with a desire to be located in what will be one of the most visible properties in Greater Glasgow.

The high specification warehouse will enjoy a back lit signage display overlooking the M8, M74 on a fully insulated modern industrial building meeting the latest building regulations, to minimise the carbon footprint and maximise the benefit for the occupier.

#### ACCOMMODATION

In accordance with the RICS code of measuring practice (6th edition), the Gross Internal Areas are:

Floor	Sq Ft	Sq M
GIA	55,707	5,175.35
Office proportion	5%	5%

Measured in accordance with the RICS code of measuring practice

11m eaves in the warehouse offers a unique opportunity to maximise the available accommodation within the warehouse, at a time when rents continue to increase.

Approx 2,000 sqft of the accommodation is provide as an office and welfare accommodation, although the property has been developed to be able to increase this further where required.

#### SERVICES

The property benefits from mains Gas, Electric, Water.

#### RATEABLE VALUE

The Scottish Assessors will assess the Rateable Value shortly. An estimate can be provided to interested parties.



75 Stanley Street, Kinning Park, Glasgow



#### VIEWING & FURTHER INFORMATION

Viewing and further information available from the joint letting agents:-



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#### LEASE TERMS

75 Stanley Street is available TO LET on a minimum 10 year lease term.

Full details and viewings can be discussed and arranged with the joint agency team at Graham + Sibbald and CBRE.

#### LEGAL COSTS & VAT

Each party will be responsible for their own legal costs incurred.

All figures quoted are exclusive of VAT which may be charged at the prevailing rate.

#### ENERGY PERFORMANCE CERTIFICATE - TBC. B Target

#### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
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6. Date of Publication: February 23