

# 190 HELEN STREET

GOVAN | GLASGOW | G51 3HZ



VIEW LOCATION IN  
GOOGLE MAPS >>>

## TO LET

MODERN INDUSTRIAL FACILITY

TRADE COUNTER / WAREHOUSING /  
LOGISTICS / MANUFACTURING



To be refurbished....

- 72,055 sqft (6,693 sq m)
- Site area 4.20 acres – 38% site cover
- 8m eaves height, 8.8m to 9.0m at apex
- Immediate access to J23/J24 of the M8
- Glasgow City Centre - 2 miles
- Close proximity to M74 & M77



# LOCATION

The property is located on the west side of Helen Street at its junction with Loanbank Quadrant within the Govan area of Glasgow, which lies approximately 2 miles south west of the city centre on the southern bank of the River Clyde.

The Helen Street corridor is a well-established and popular industrial location, benefitting from excellent access to the motorway network with Junctions 23 & 24 of the M8 motorway being in close proximity, leading to the M74 south. Govan is also only 1.5 miles from the M77 motorway providing direct access to Ayrshire.

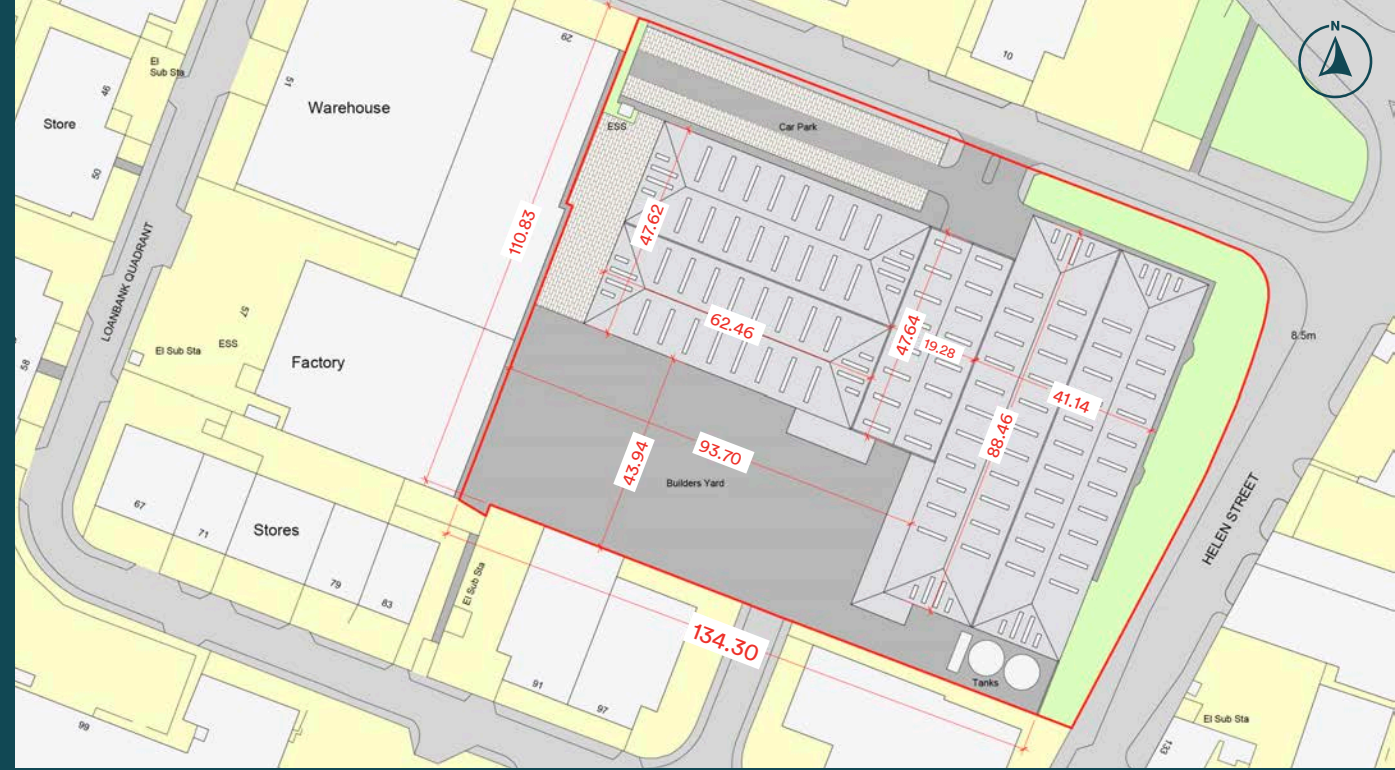
The expanding Pacific Quay Media Village is approximately 0.5 miles to the east where the BBC and Scottish Television have their Scottish studios. A number of hotels have also been built at Pacific Quay in recent years, serving Pacific Quay itself and the nearby Scottish Events Campus and OVO Hydro arena.

The north of the city can also be reached via the Clyde Tunnel, Kingston bridge and Clyde Arc (Squinty Bridge) all within a 10 minute drive of the subjects.

Surrounding occupiers include Ceramic Tile Distributors, Jewson, Morris & Spottiswood, Martin Plant Hire, Iron Mountain, Howdens, Rearo Laminates and CCF. The new Queen Elizabeth University Hospital lies approximately one mile to the west of the subjects. Govan Subway Station is a short walk from the premises and regular bus services operate locally, with particular emphasis being a fast link between the city centre and the new hospital.

Glasgow International Airport is located around 5 miles to the west of the subjects.

The Helen St area benefits from a wide range amenities, including; Asda supermarket, Starbucks, McDonald's and KFC drive-thru's, B&M and Govan Cross Shopping Centre.



0.5 miles from M8 (J24) providing direct access to Central Scotland motorway network and south to M6



Approximately 2 miles from the City Centre of Glasgow



A short walk from Govan Subway Station and regular bus services operate locally



Located around 5 miles from Glasgow International Airport

# DESCRIPTION

The subject comprises of 2 modern warehouse buildings built in approximately 2003 and joined by a canopy.

The units are of steel portal frame construction under double pitched profiled metal clad roofs. The walls are double skinned and profile metal clad.

The secure concrete surfaced yard is accessed from the south west corner and

is accessed from both units via ground level loading doors. Access to the yard is via 2 access points from the north and south of Loanbank Quadrant allowing for flexibility.

Access to the unit is from a secure 3m high steel gate. Staff and visitor car parking is provided to the front of the subjects underneath a canopy. Staff and visitor/trade access is from a modern glazed frontage.

## BUILDING A

Warehouse prominently positioned at the corner of Helen Street and Loanbank Quadrant, with excellent prominence backing on to Helen Street.

### Salient features:

- Concrete floor
- Eaves height of 8.0m rising to 8.8m at the roof apex
- LED lighting
- Gas fired warm air blowers
- 3 no. electrically operated ground level loading doors
- Ground floor warehouse offices together with further offices and staff welfare accommodation at 1st floor level
- Sprinklered throughout (sprinkler tank adjacent to unit)

## BUILDING B

Fronts Loanbank Quadrant and benefits from substantial car parking (circa 50 car spaces) to the front.

### Salient features:

- Concrete floor
- Eaves height of 8.0m rising to 9.0m at the roof apex
- Sodium and LED lighting
- 7 no. electrically operated ground level loading doors
- Trade counter, offices and staff welfare accommodation to the front with warehousing to the rear
- Small mezzanine to rear

The general finishes / specification are as per Building A.

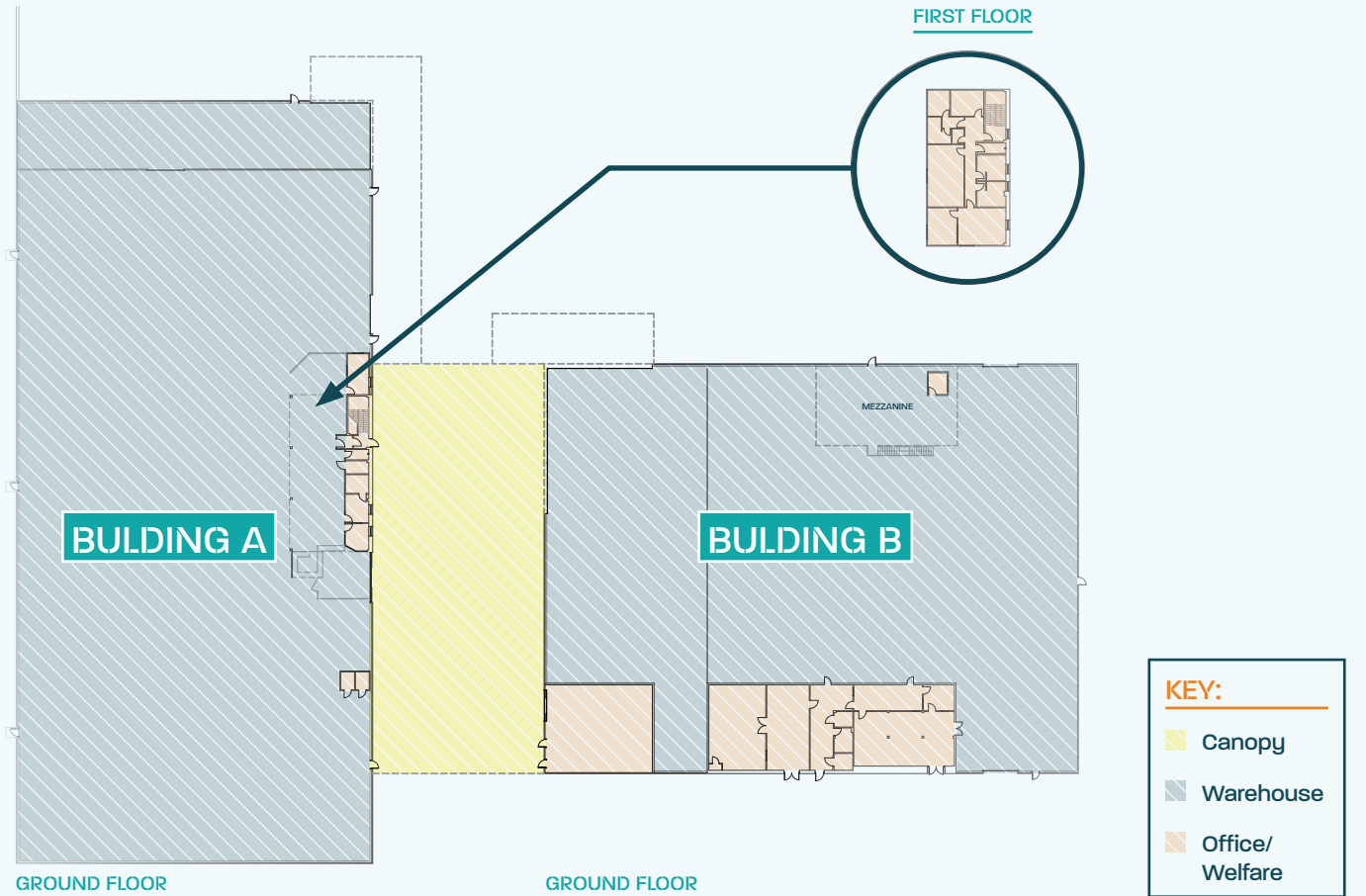
# ACCOMMODATION

Building A	Size (sq ft)	Size (sq m)
Warehouse	38,319	3559.95
Offices/ Welfare	2,493	231.60
<b>Total GIA (approx.)</b>	<b>40,812</b>	<b>3,791.55</b>

Building B	Size (sq ft)	Size (sq m)
Warehouse	26,859	2495.26
Offices/ Welfare	4,384	407.32
<b>Total GIA (approx.)</b>	<b>31,243</b>	<b>2,902.58</b>

Main Canopy	Size (sq ft)	Size (sq m)
<b>Total GIA (approx.)</b>	<b>10,186.86</b>	<b>946.39</b>

Total (Building A & B): 72,055 sq ft (6,693 sq m)











## TERMS

The unit is available on a new FRI lease for a term to be agreed.

## QUOTING RENT

On application through joint letting agents.

## VAT

Building is elected for VAT.

## RATEABLE VALUE

The property is entered in the current Valuation Roll as a warehouse with a RV £315,000.

## EPC

A full EPC is available on request.

## VIEWING & FURTHER INFORMATION

Viewings are strictly upon request from the joint sole letting agents.

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