



# FLEMINGTON HOUSE *Glasgow*



110 FLEMINGTON STREET  
G21 4BF | GLASGOW

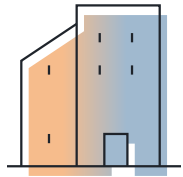
**FOR SALE**

SUBSTANTIAL  
INVESTMENT/  
DEVELOPMENT  
OPPORTUNITY



# FLEMINGTON HOUSE

## Summary



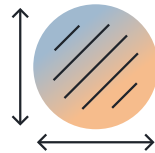
Rare opportunity to acquire a substantial office building only 2 miles north of Glasgow city centre



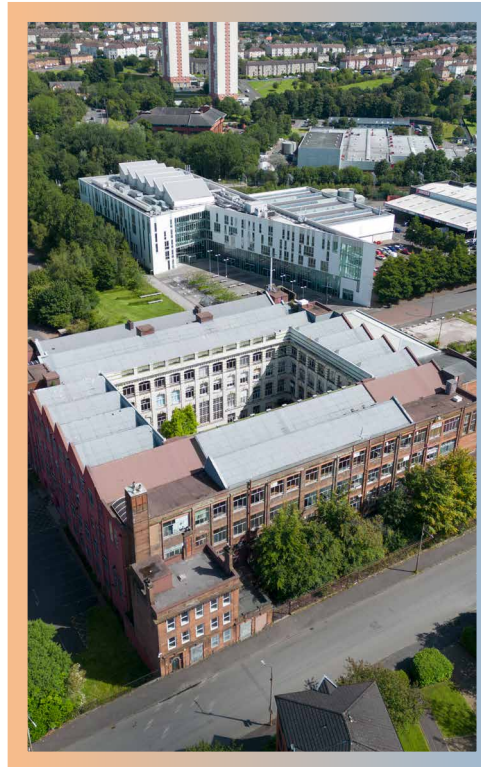
Potential development opportunity, subject to planning



Excellent location with strong road links and within short walking distance of public transport connections



91,691 sq ft with dedicated car park



# Rich History

The property benefits from a rich history, built in 1909 as North British Locomotive Company's headquarters. The building was designed as a showcase office complex, constructed with the finest materials such as Russian marble, carved oak and elaborate stained glass.

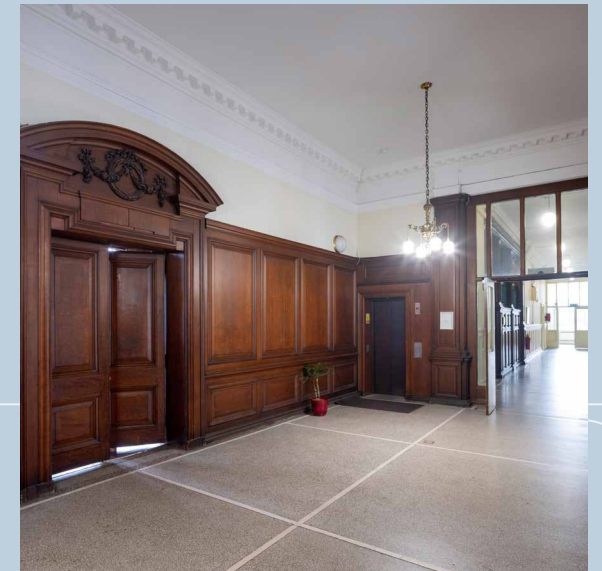
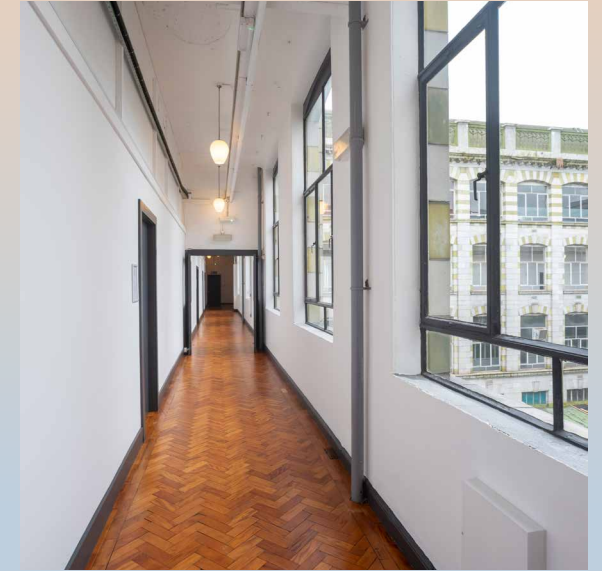
**The design allows natural light, generous circulation areas and an impressive central courtyard.**

During the First World War, part of the site was used for the production of war munitions including shells, sea mines and tanks however, during the early stages of the war, the main administration building was placed into the hands of the Scottish Branch of The Red Cross for use as a hospital which, by its closure in 1918, had treated a total of 8,211 soldiers.

During the Great War, 367 men from the North British Locomotive Company had been killed on active service. Their names are recorded on a Memorial Plaque by the inner stairway of the main entrance of Flemington House, and they are further commemorated by three magnificent stained-glass windows.

After the war, the factory returned to its original designation, building locomotives. Production continued until the late 1950s when the company began to suffer financial difficulties due to a drop in orders and, in 1961, the factory closed for the last time.

Flemington House was then used as an educational institution: the Springburn Campus of the North Glasgow College until 2007 when it was purchased by the current owners for operation as a business centre and flexible workspace.



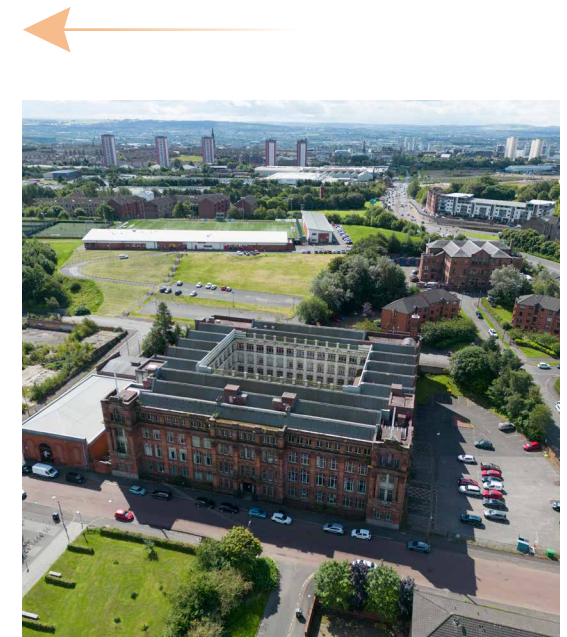


# Perfect Location

Flemington House is an extensive office building, combining office facilities with period grandeur. Situated on Flemington Street, Springburn, opposite the modern North Glasgow College Campus, the location provides quick and easy access to all parts of Glasgow.

Springburn is located just 2 miles north of Glasgow City Centre with the property easily accessible from the M8 and M80 Motorways. Springburn train station is approximately 5 minutes' walk from the building, with direct services into Glasgow city centre. Extensive bus links also run from Springburn to various parts of the city.

Numerous local shops and amenities are located nearby in Springburn whilst various other amenities are situated within a short drive including Tesco, Costco, McDonald's and KFC.



## Key

1. McDonald's
2. KFC
3. Greggs
4. Springburn Academy
5. Balornock Primary School
6. Springburn Train Station
7. Barnhill Train Station
8. Costco
9. Lidl
10. Tesco Extra
11. Home Bargains

# Description

Flemington House is an impressive Category 'A' listed, stand-alone office building constructed over ground and three upper levels, with a large central courtyard providing valuable outside space. The building is entered via a secure door entry system leading to an impressive central reception foyer and waiting area with a grand staircase serving the upper floors. The building also benefits from 2 x passenger lifts, a goods lift and male and female toilets on each floor.

Each floor provides a range of office/studio suites of varying sizes and specifications with the vast majority benefitting from pendant lighting, perimeter/wall mounted voice and data points and traditional features. In addition, there are a number of small basic workshops on the ground floor. The ground, first and second floors are partially let with the third floor currently entirely vacant and in need of upgrading and refurbishment.

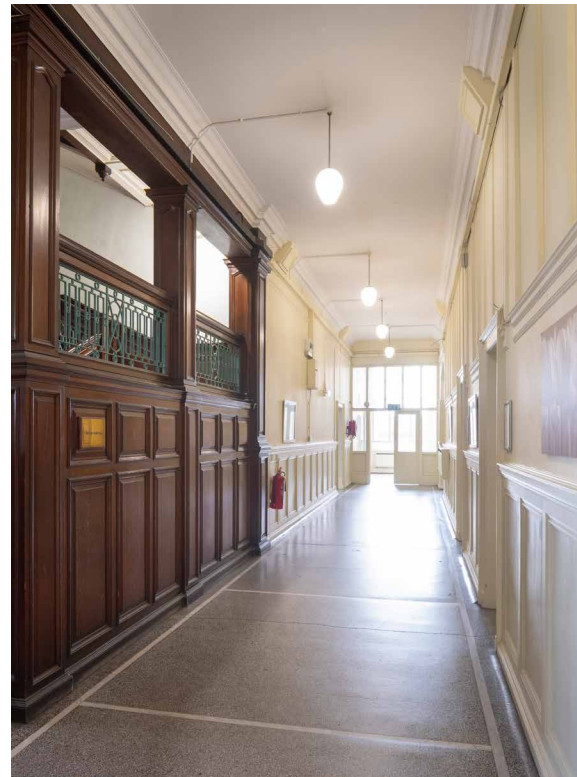
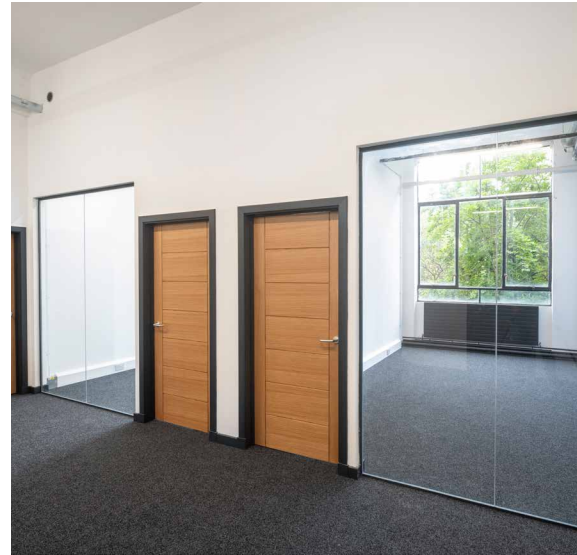
Heating is provided via a gas central heating system and the building benefits from a secure door entry system and CCTV. A dedicated car park accessed via Ayr Street provides parking for up to 65 vehicles with further on-street parking in the immediate vicinity.

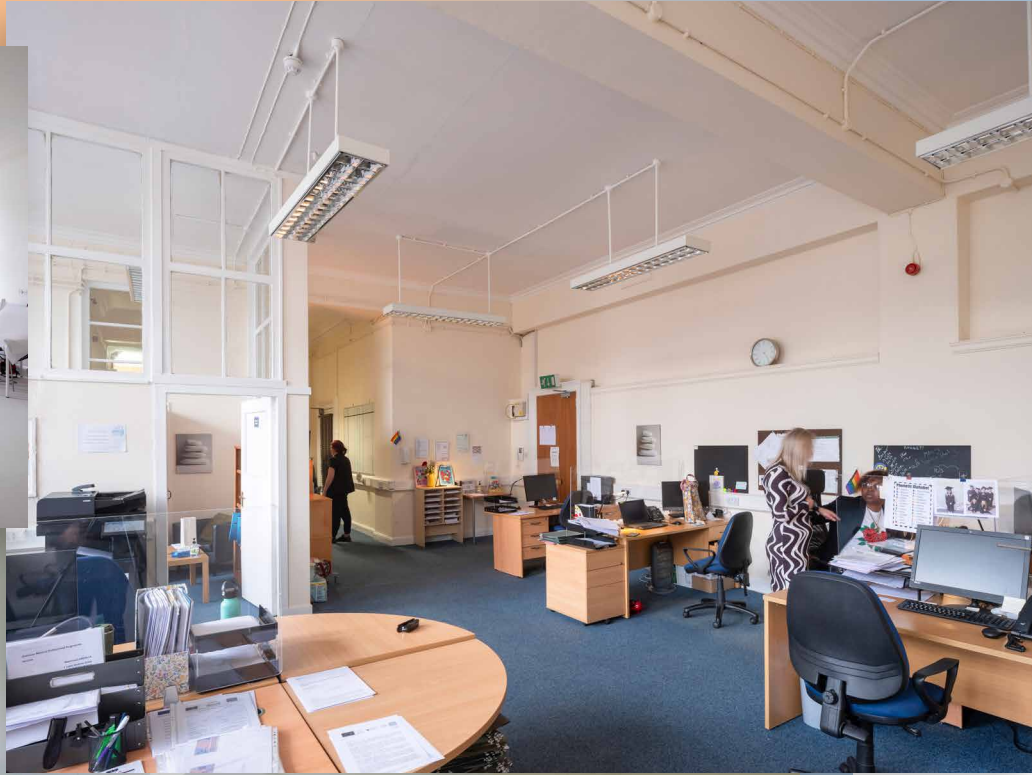
To the south-west of the main building, there is a former caretaker building which currently has two residential flats in need of full refurbishment and modernisation. Each flat provides a lounge, two bedrooms, a bathroom and a kitchen. This building benefits from dedicated access via Adamswell Street although, at present, can also be accessed via the main office building. The common stair of the residential building leads to a flat roof terrace providing external garden space.



# Accommodation

Floor	GIA (sq ft)	GIA (sq m)	NIA (sq ft)	NIA (sq m)
Ground	35,919	3,337	22,973	2,134
First	34,348	3,191	24,996	2,322
Second	30,479	2,831	22,590	2,099
Third	29,720	2,761	21,132	1,963
<b>Total</b>	<b>130,466</b>	<b>12,120</b>	<b>91,691</b>	<b>8,518</b>





## Tenancy Information

The property currently operates as a business centre offering a range of office/studio and storage space on flexible, cost-effective lease terms. Occupiers include We Buy any Car and ADHD Direct. The building is also frequently used as a location for TV and movie filming, having featured in Outlander, Vigil and Tetris, bringing in valuable additional income. The current annual income is £221,193 which includes £50,780 in 2023 from the film and TV industry. A full tenancy schedule can be provided to seriously interested parties on request.

**Approximately 30,000 sq ft is currently occupied with circa 61,600 sq ft vacant.**

A service charge is in operation which covers the running costs of the business centre and ongoing maintenance of the building. Further information is available on request.

## Planning

The authorised use of the building is Class 4 (Business) (GCC Ref: 08/00901/DC) under the Town and Country Planning (Use Classes) (Scotland) Order 1996 and has operated as Abbeymill Business Centre since 2008.

**The site is wholly within the Glasgow City Boundary and is not subject to any specific development designation within the adopted Glasgow City Development Plan (GCDP) (2017).**

The site is bounded to the north, west and south largely by residential development; open space/leisure uses (Petershill Park); and Glasgow Kelvin College.

Taking the above into account, we are of the view that a positive case could be made for alternative uses on the site, such as residential development. Interested parties should make their own enquiries directly with Glasgow City Council Planning Department.

The building is Category A listed which represents the highest category of listing.



## The Opportunity

- Landmark building only 2 miles from Glasgow city centre.
- Potential to continue operation as a business centre and increase occupancy through phased refurbishment and letting of vacant space.
- Scope to offer attractive outside amenity space through refurbishment of internal courtyard.
- Opportunity to capitalise on the increased demand for smaller, flexible office suites.
- Redevelopment potential, subject to planning e.g Residential.
- Short term refurbishment of existing two-bedroom flats for sale or let.

## EPC

The property has an EPC rating of 'C'. A copy can be made available on request.

## Tenure

Heritable (Scottish equivalent of Freehold).

## Price

Our client is seeking offers for the benefit of their heritable interest.

## VAT

The property is elected for VAT however, it is anticipated the sale will be affected by way of a Transfer of Going Concern (TOGC).

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be liable for any Land and Buildings Transactions Tax (LBTT) and registration dues.

## Viewings & Further information:

Strictly via appointment with the sole selling agent:

**Michael Facenna**

**M** 07983 994 050

**E** [michael.facenna@avisonyoung.com](mailto:michael.facenna@avisonyoung.com)

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