

TO LET / FOR SALE

- 18,910 sq.ft. (1,735.18 sq.m) plus secure yard.
- Refurbished industrial unit with secure yard.
- High quality offices
- 1.06 acre site offering only 33% site cover.
- Excellent location, less than 1 mile from the City Centre and a 3 minute drive to J16, M8



HIGH QUALITY INDUSTRIAL / LAST MILE UNIT

25 Eagle Street, Glasgow, G4 9XA

LOCATION

Glasgow is Scotland's largest city with a population of circa 600,000, the fourth largest in the UK and contributes nearly £18 billion to the Scottish economy with almost 17,000 companies making their homes in the City.

The City benefits from excellent road and rail networks, with the M8 linking the city to Edinburgh in the east, the A80/M80 to the north and the M74 to the south. It is within 1 hour's drive of three international airports and is supplied by national, local and underground rail services.

ACCOMMODATION

The property has been measured on a Gross Internal Area, in accordance with the RICS Code of Measuring Practice, as follows:-

Workshop	13,122 sq.ft.	1,219.04 sq.m.
Ground Floor Offices	2,426 sq.ft.	236.60 sq.m.
First Floor Offices	3,009sq.ft.	279.54 sq.m.
TOTAL GIA	18,910 sq.ft.	1,735.18 sq.m.



SITUATION

25 Eagle Street is located in the Port Dundas area of Glasgow, less than 1 mile north of the City Centre. The M8 motorway is immediately to the south of Port Dundas providing excellent connectivity to the entire central Scotland motorway network. It's close proximity to Glasgow City Centre and the M8 makes the immediate area attractive to a range of occupiers. Local occupiers include Booker Wholesale, Graham's Diaries, BSKyB and Diageo.

DESCRIPTION

25 Eagle Street comprises a single storey warehouse unit with two storey quality offices to the front. The building was constructed in 2003 and has recently been refurbished and redecorated and is available for immediate occupation.

The warehouse benefits from a solid concrete floor, an eaves height of approx. 5.2m and two vehicular loading points with electric roller shutter doors.

A loading area runs down the southern elevation from Eagle Street to a tarmac yard to the rear, which can also be access directly from Borron Street. The yard and loading area is secured by a steel palisade fence. There is a car parking area to the front, providing 10 parking spaces.



TERMS

The property is available to let at a rent of **£150,000 per annum exclusive** or alternatively the heritable interest can be purchased at a price in excess of **£1,500,000** exclusive of VAT.

EPC

The property has an Energy Performance Certificate dated 27th April 2017 providing a rating of D(59). A copy of the certificate is available on request.

RATEABLE VALUE

We understand the property has a Rateable Value of £92,500 with rates payable £50,413 2024/2025. Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION

Via the joint agents:-



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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.