



# INDUSTRIAL UNIT

TO LET /  
MAY SELL

52,361 SQ FT

Industrial warehouse with  
office accommodation in a  
popular, well-connected location.

260 // 266  
HELEN STREET  
GLASGOW G51 3JG

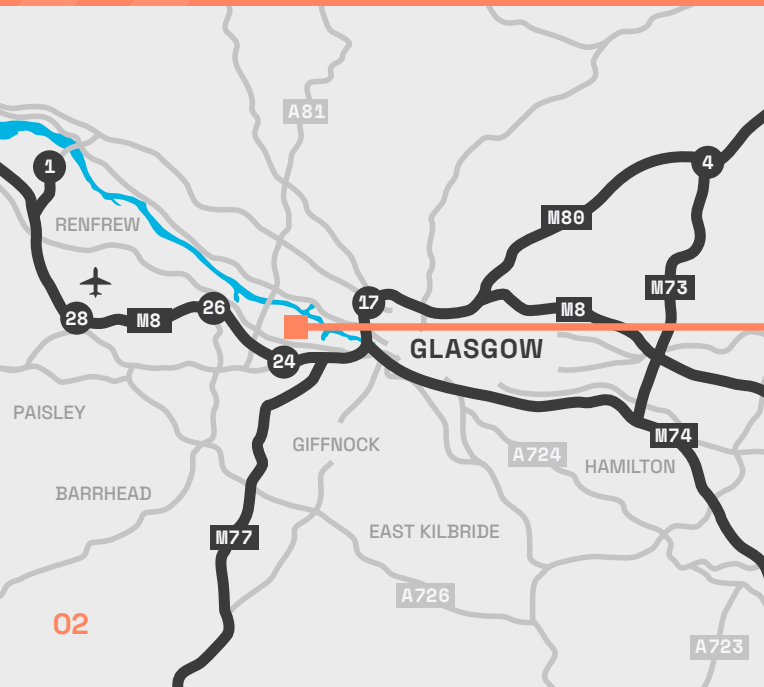


# LOCATION

260–266 Helen Street is located within the Govan area of Glasgow, situated on the southern bank of the River Clyde.

The area is approximately 2 miles south west of Glasgow City Centre and 5 miles east of Glasgow International Airport.

260–266 Helen Street is easily accessible by multiple transport methods. Helen Street links directly onto the M8 at Junction 24 Cardonald intersection. The M8 provides immediate access to Glasgow City Centre and the national motorway network.



Additionally, Govan Subway station provides convenient access to the wider Glasgow city area and major transportation hubs like Glasgow Central Station and Queen Street Station.

Overall, the presence of Govan Subway station enhances connectivity within the area creating easy travel to other parts of Glasgow and beyond.

Govan is one of Glasgow's primary industrial locations, with nearby occupiers including; Howdens, Jewson, National Grid, Turner Group, CTD Tiles.

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# DESCRIPTION

**The subject comprises two buildings; a steel frame warehouse with adjoining two storey office and a further stand-alone steel frame warehouse on the southwest corner of the site.**

The original warehouse benefits from a recently refurbished stepped pitched roof with varying eaves heights between 6 metres and 7.3 metres with roof lights, concrete slab flooring and insulation panels to the walls and external metal cladding. There are three roller shutter doors along the south elevation which are accessible from the yard area.

The adjoining office is of brick construction under a shallow mono-pitched roof, consisting solid wood floors with vinyl coverings and plasterboard walls.

The stand-alone warehouse has brick/blockwork walls with profile cladding and a steel framed insulated profile sheeted roof with translucent roof lights.

The building benefits from one roller shutter door onto the yard space, with eaves heights of 8 metres. The total site area extends to approximately 0.71 hectares (1.74 acres). Options to extend yard area as site coverage currently is approximately 55%.

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# ACCOMMODATION

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as below:

FLOOR/UNIT	SQ M	SQ FT
Ground Floor Office	951.09	10,237
First Floor Office	951.51	10,241
Main Warehouse	2,074.86	22,334
Additional Warehouse	887.12	9,549
Total Area	4,864.59	52,361



**52,361** SQUARE FEET

**2** MILES FROM GLASGOW CITY CENTRE

**10** MINUTES' DRIVE FROM GLASGOW INTL AIRPORT



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## DISPOSAL TERMS

The subjects are available on new full repairing and insuring leases, further terms on request. Freehold disposal may be considered, subject to pricing.

## RENT

Available on request.

## RATES

Available on request.

## VAT

VAT will be payable on the rental and all other costs associated with the property.

## ENTRY

To be agreed between the parties.

## EPC

This property has received an EPC rating A. Full EPC certificate available on request.

## LEGAL COSTS

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

## AML

In order to comply with Anti-Money Laundering legislation, the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

## CONTACT US

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