



# SIXTY-FIVE CRAIGTON ROAD

GOVAN • GLASGOW • G51 3EQ



**FOR SALE**

Prime Industrial Facility / Development Opportunity

65,489 Sq ft (6,083.85 M2) on a site of 6.04 Acres (2.44 Ha)



# THE OPPORTUNITY

Colliers are delighted to present to the market a rare opportunity to acquire a substantial, prime located industrial facility / development site located in one of Scotland's most popular, established and well-connected commercial locations, Govan, Glasgow. The property comprises 65,489 sq ft over 3 detached buildings on a substantial flat rectangular site of 6.04 acres (2.44 hectares).



- Rare opportunity to acquire a strategically located property/site with a significant yard area.



- One of Scotland's premier trade, builders' merchants & industrial areas.



- Excellent motorway connections – M8 (J23 & J24) /M77/M74.

2 MILES

- Glasgow city centre – 2 miles.

5 MINS

- Govan Subway & bus stations – 5 min walk.





# LOCATION & SITUATION



The property is located on the eastern side of Craigton Road within the Govan area of Glasgow, which lies approximately 2 miles southwest of the city centre on the southern bank of the River Clyde. The site forms part of the Glasgow Riverside Innovation District.



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. The newly opened Renfrew bridge between Renfrew and Yoker together with the Govan to Partick footbridge also provide improved road and pedestrian links with north Glasgow, across the River Clyde.



The site is located adjacent to the Helen Street corridor, 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.



Nearby occupiers include Jewson, Morris & Spottiswood, Martin Plant Hire, Howdens, Rearo Laminates, Johnstone's Decorating Centre, Rexel and CCF. BAE Systems shipbuilding facility is also located within Govan. The Queen Elizabeth University Hospital lies approximately one mile to the west of the subjects. Govan Subway and bus stations are also a short walk from the premises.



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



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





GLASGOW UNIVERSITY

RIVERSIDE MUSEUM

GOVAN-PARTICK BRIDGE

**M** MARTIN  
PLANT HIRE

GOVAN SUBWAY

morris &  
spottiswood

**J** JEWSON

**H** HOWDENS

**REARO**

JOHNSTONE'S  
DECORATING CENTRE

**REXEL**

**RUBIX**

SCOTTISH EVENT CAMPUS

OVO HYDRO

CITY CENTRE

KINGSTON BRIDGE

CLYDE ARC

PACIFIC QUAY  
(SCIENCE CENTRE,  
BBC, STV, HOTELS)

GOVAN CROSS SHOPPING  
CENTRE & BUS STATION

**SIXTY-FIVE  
CRAIGTON ROAD**

IBROX STADIUM

HELEN STREET

**ONESTOP**  
FASTENERS, DEPOSITS, LINTERS

**ALDI** **STARBUCKS** **KFC**

M8 >>

**Jarvie Plant**  
Hire Solutions Delivered

EDMISTON DRIVE



# DESCRIPTION

## MAIN OFFICE / WORKSHOPS (Building 1)

- › Two storey offices to the front of the site with single storey offices & workshops behind
- › Modern insulated flat roof
- › Office space offers a selection of open plan and cellular layout
- › Double glazed throughout
- › Part gas fired central heating/part air conditioning cooling/heating
- › Suspended ceilings throughout
- › PIR activated lighting
- › Part raised access floors/part solid floors
- › Tea prep and kitchen areas
- › Canteen
- › Male and female WCs
- › Workshop areas with gas fired warm air blower heating, concertina vehicle access doors and a 2 ton overhead crane

## WAREHOUSE (Building 2)

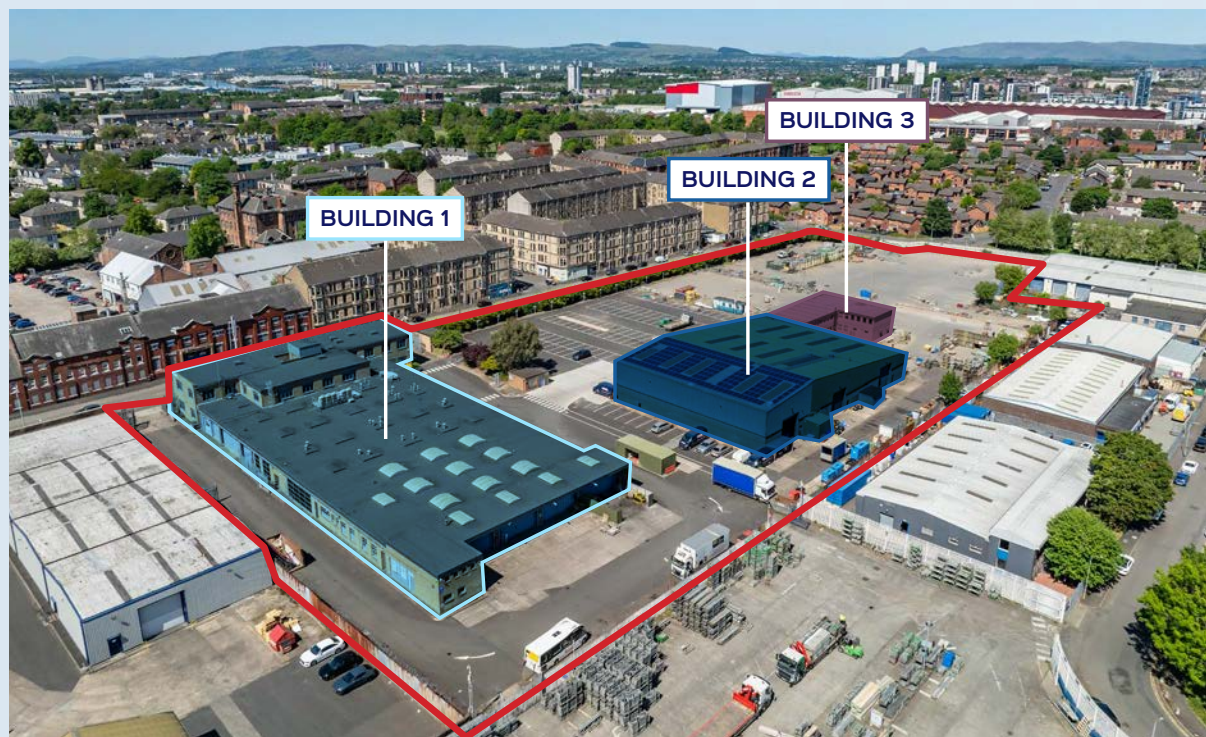
- › Steel portal frame construction
- › Metal clad elevations above dado level blockwork walls
- › Pitched profile metal roof with translucent roof lights
- › Unpainted concrete floor
- › 4.85m clear eaves height rising to 9.30m at the roof apex
- › LED lighting
- › 6 no. electrically operated vehicle access doors
- › 2 no. 8 ton overhead cranes
- › PV panels installed at roof level
- › Gas fired warm air blower heating
- › Mezzanine floors
- › Male and Female WCs
- › Kitchen/tea prep areas
- › Ancillary office accommodation

## OFFICE BLOCK (Building 3)

- › Portacabin construction two storeys
- › Gas fired central heating system
- › Mix of open plan and cellular office space
- › Kitchen/staff room area

## SITE

- › Generous car parking area and industrial/storage yard space
- › Tarmac surfaced
- › CCTV & flood lighting
- › Secured by steel palisade perimeter fence and gates



# ACCOMMODATION

Key:

Office

Meeting Room

Store

Canteen / Tea Prep / Kitchen

WC / Shower

Comms

Reception

Plant

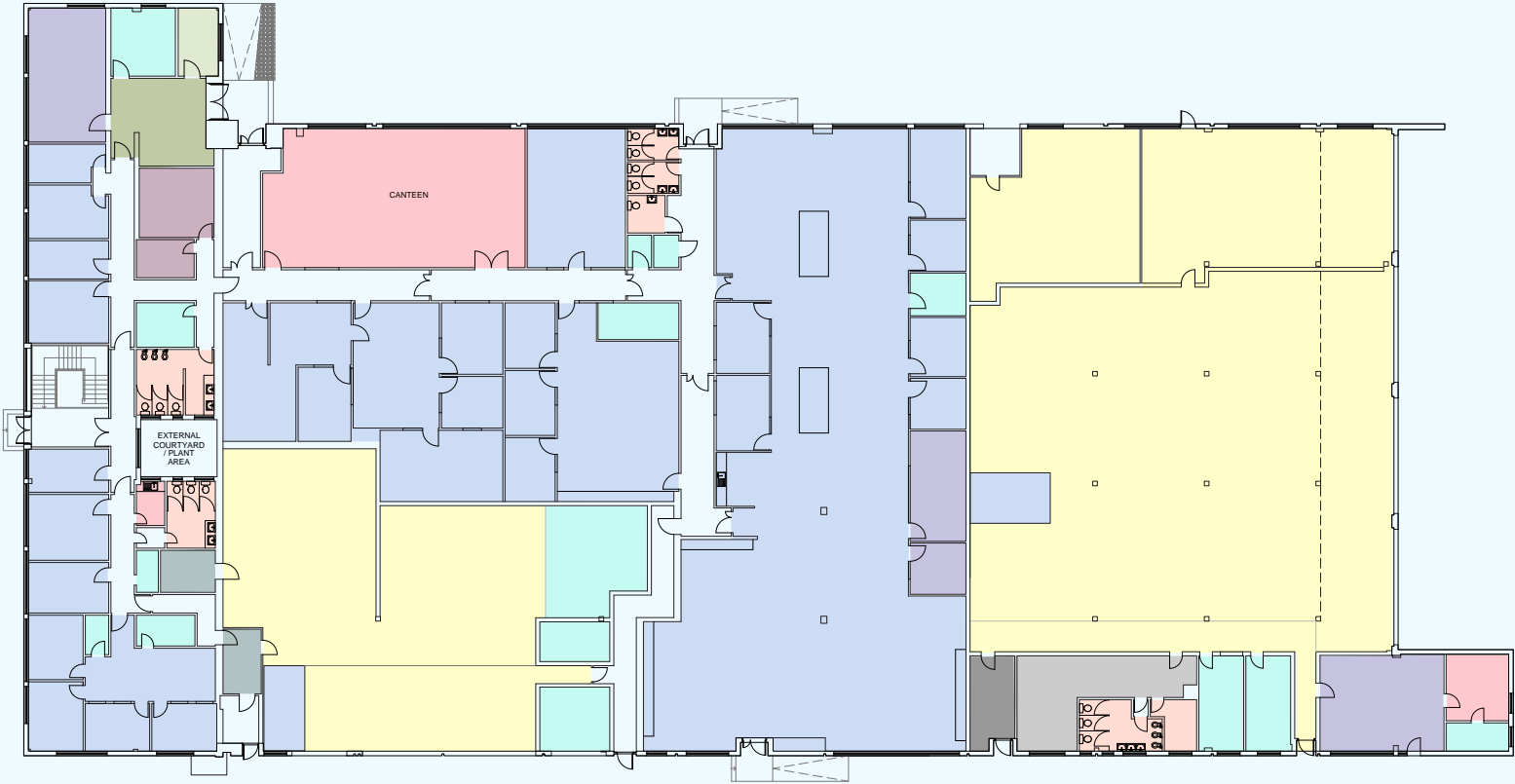
Warehouse

Workshop

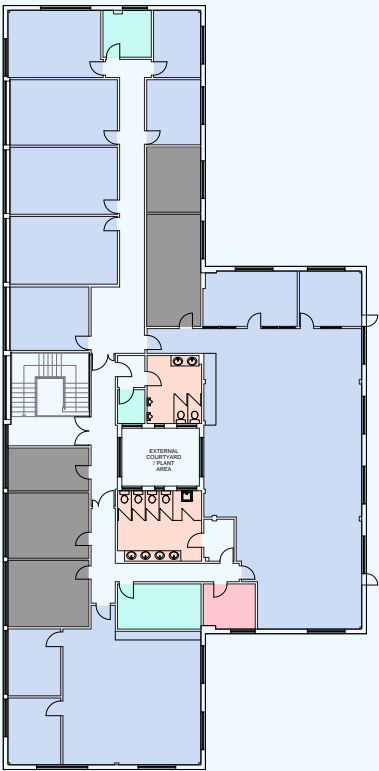
No Access

Limited access

## BUILDING 1



GROUND FLOOR

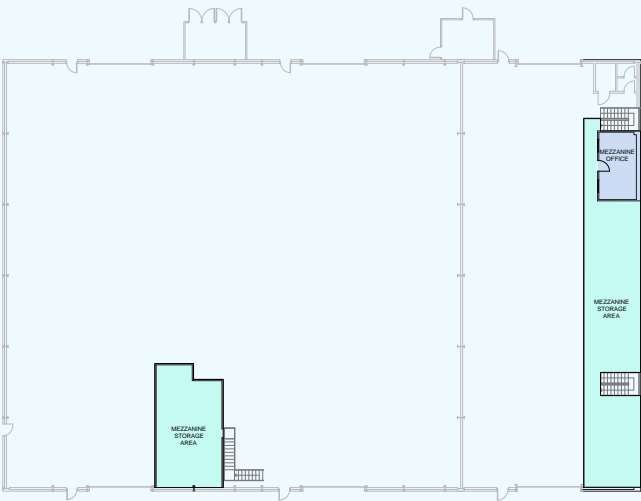


FIRST FLOOR

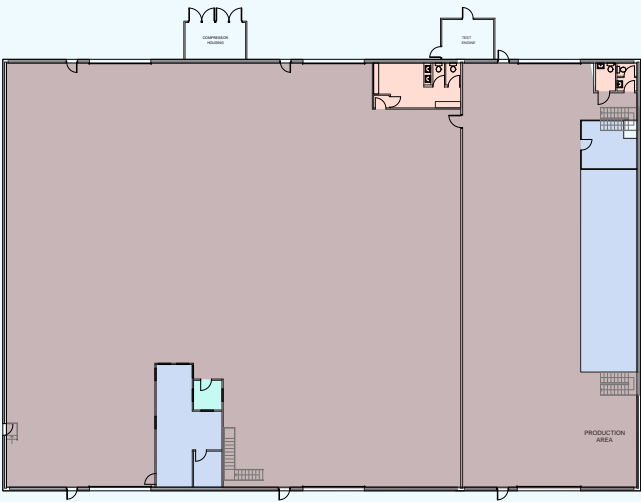
|                     | SQ FT  | SQ M     |
|---------------------|--------|----------|
| BUILDING 1          |        |          |
| Ground              | 32,654 | 3,033.59 |
| 1st Floor           | 6,279  | 583.30   |
| TOTAL               | 38,933 | 3,616.89 |
| BUILDING 2          |        |          |
| Ground              | 17,981 | 1,670.44 |
| Mezzanine           | 1,855  | 172.30   |
| TOTAL               | 19,836 | 1,842.74 |
| BUILDING 3          |        |          |
| Ground              | 3,360  | 312.11   |
| 1st Floor           | 3,360  | 312.11   |
| TOTAL               | 6,720  | 624.22   |
| Total GIA (Approx.) | 65,489 | 6,083.85 |

The buildings sits on a site totalling approximately 6.04 acres (2.44 ha).

BUILDING 2

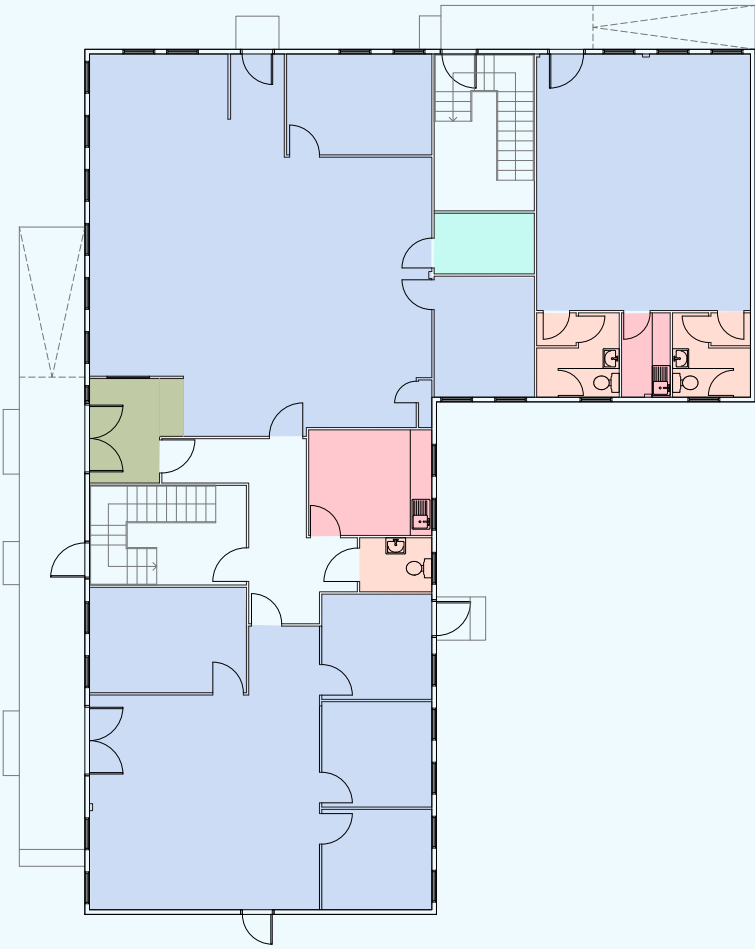


FIRST FLOOR MEZZANINE



GROUND FLOOR

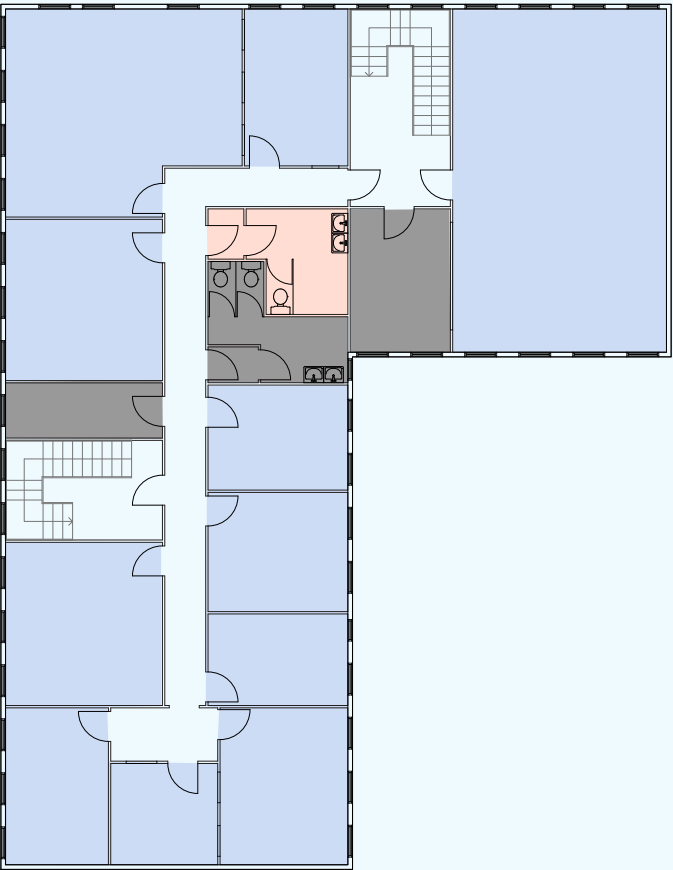
BUILDING 3



GROUND FLOOR

Key:

|                                    |             |                |
|------------------------------------|-------------|----------------|
| Office                             | WC / Shower | Warehouse      |
| Meeting Room                       | Comms       | Workshop       |
| Store Canteen / Tea Prep / Kitchen | Reception   | No Access      |
|                                    | Plant       | Limited access |



FIRST FLOOR





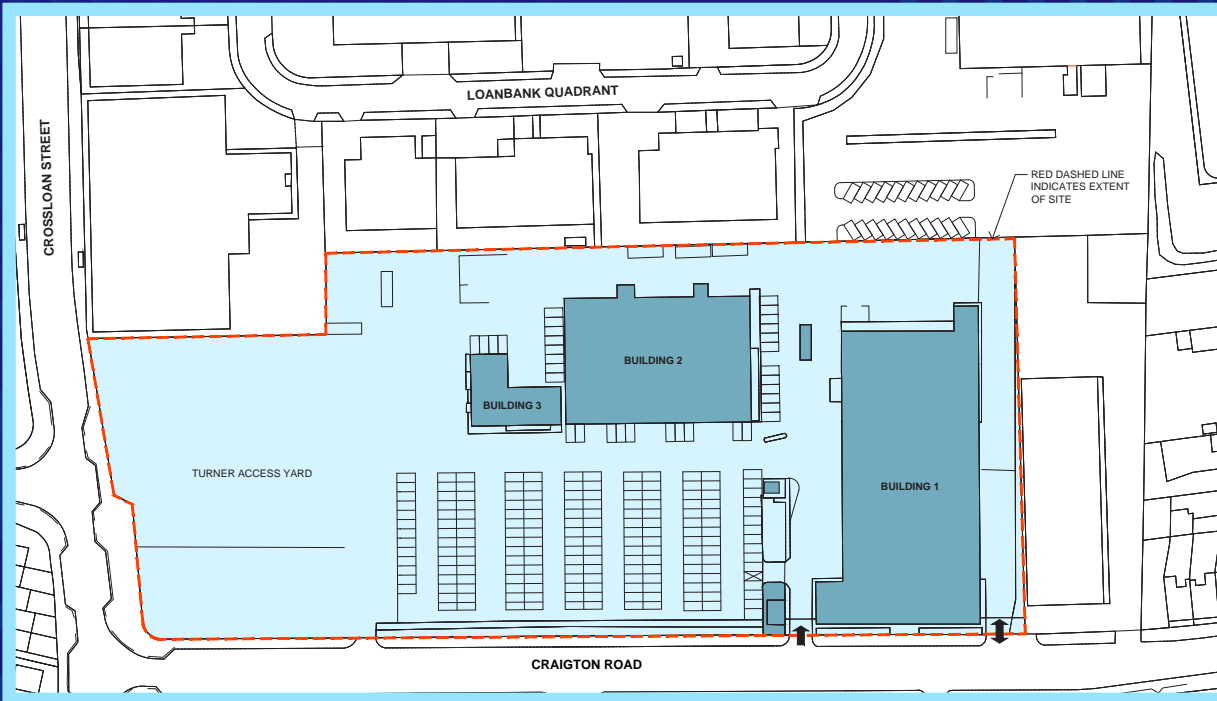


# PLANNING

## CONTEXT

The landholding is located within the City of Glasgow Council area. It extends to six acres or thereabouts and is rectangularly shaped, located at the junction of Crossloan Road and Craigton Road, Govan.

It lies at the north west extent of the Industrial area, with residential properties to the north and west of the site. There is a combination of existing industrial/distribution facilities with associated offices, surface level car parking at its southern and mid extent and an undeveloped section of the site at its north western extent with surface level storage, behind perimeter fencing that encloses the site in this area.



## PLANNING DESIGNATIONS

The site does not lie within a Conservation Area, the property is not a listed building and there are no scheduled ancient monuments within the site.



## PLANNING POLICY

The site is covered by the Glasgow Local Development Plan that was adopted in 2017.

In Land Use terms the site is allocated within an Economic Development Area – CDP 3. These sites are to accommodate business and industry within Glasgow.

Further guidance is provided by Interim Planning Guidance 3 – Economic Development. This document is a relevant planning material consideration. The landholding is within an Area of City Wide Economic Importance (ACWEI) outside the City Centre. These are considered are of strategic importance to the City.

The Council will support;

- (i) Safeguard these areas principally to meet the requirements of key economic sectors; and
- (ii) Support development proposals within Use Classes 4, 5, 6 and appropriate ancillary uses.

The Council will support investment in SEILs and ACWEIs.

- (i) Is consistent with the Scottish Government/ Glasgow Economic Leadership and Glasgow City Council key economic sectors;
- (ii) Improves infrastructure, environment and operating conditions;
- (iii) Provides suitable sites and premises to attract incoming businesses;
- (iv) Provides suitable sites and premises to accommodate relocating businesses, from elsewhere in the City; and
- (v) Is compatible with existing uses.

For further information on the Planning status of the property please contact Glasgow City Council Planning department. Colliers Planning team will also be happy to speak with any interested parties.

**Anthony Aitken**  
Head of Planning – Colliers  
Anthony.Aitken@colliers.com  
T: 07711 713 065



# TECHNICAL INFORMATION

A pack of technical information is available via an on-line data room upon registration of interest via the Sole Selling Agents, Colliers. Items included in the data room include:

- > Site plans
- > Environmental Reports
- > Condition & M&E surveys
- > Energy performance Certificates
- > Site Investigation
- > Asbestos survey
- > Title documents
- > Drainage survey
- > Topographical survey
- > Utilities information
- > Demolition survey/quote

The data room information is for information only and provided without warranty or reliance.

# RATING

The property is entered in the current Valuation Roll as follows:

| Description   | Rateable Value |
|---------------|----------------|
| Workshop Etc. | £240,000       |

We therefore estimate rates payable for 2025/26 to be approximately £136,320 p.a. Any rating enquiries should be made directly to Glasgow Assessors. Tel: 0141 287 4444.







## OFFERS

Offers are invited for the benefit of our clients Heritable (Scottish equivalent of English Freehold) interest in the property as a whole. Our client's strong preference is for offers on an "unconditional" basis. Offers should be made in a heads of terms format. Interested parties should register their interest with Colliers at an early stage to be kept advised of any closing date which may be set. Please note our clients are not obliged to accept the highest or indeed any offer for the property.

## VAT

The property is VAT elected therefore VAT will be payable on the transaction.

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful purchaser to provide information necessary to complete these checks prior to solicitors being instructed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyer/Funders.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

## VIEWING / FURTHER INFORMATION

Viewings are strictly by appointment only via Colliers. For further information or to arrange a viewing please contact:

Iain Davidson  
07795 010118  
[iain.davidson@colliers.com](mailto:iain.davidson@colliers.com)

Colin McManus  
07795 613227  
[colin.mcmanus@colliers.com](mailto:colin.mcmanus@colliers.com)



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Date of Publication & Photos: JUNE 2025 Produced by Designworks.