

**FOR SALE/
MAY LET**

DETACHED INDUSTRIAL UNIT

GIA: 6,506 sq m (70,040 sq ft)

High Spec Industrial Unit

6.4m Clear Eaves Throughout

**Occupying a Corner Position at the
Junction Of South Street And
Balmoral Street**

**Situated Within An Established
Industrial Location**

Sale Price: OIEO £2,250,000

Rental: Upon Application



[CLICK HERE FOR VIRTUAL TOUR!](#)



41 BALMORAL STREET, SCOTSTOUN, GLASGOW, G14 0HB

CONTACT:

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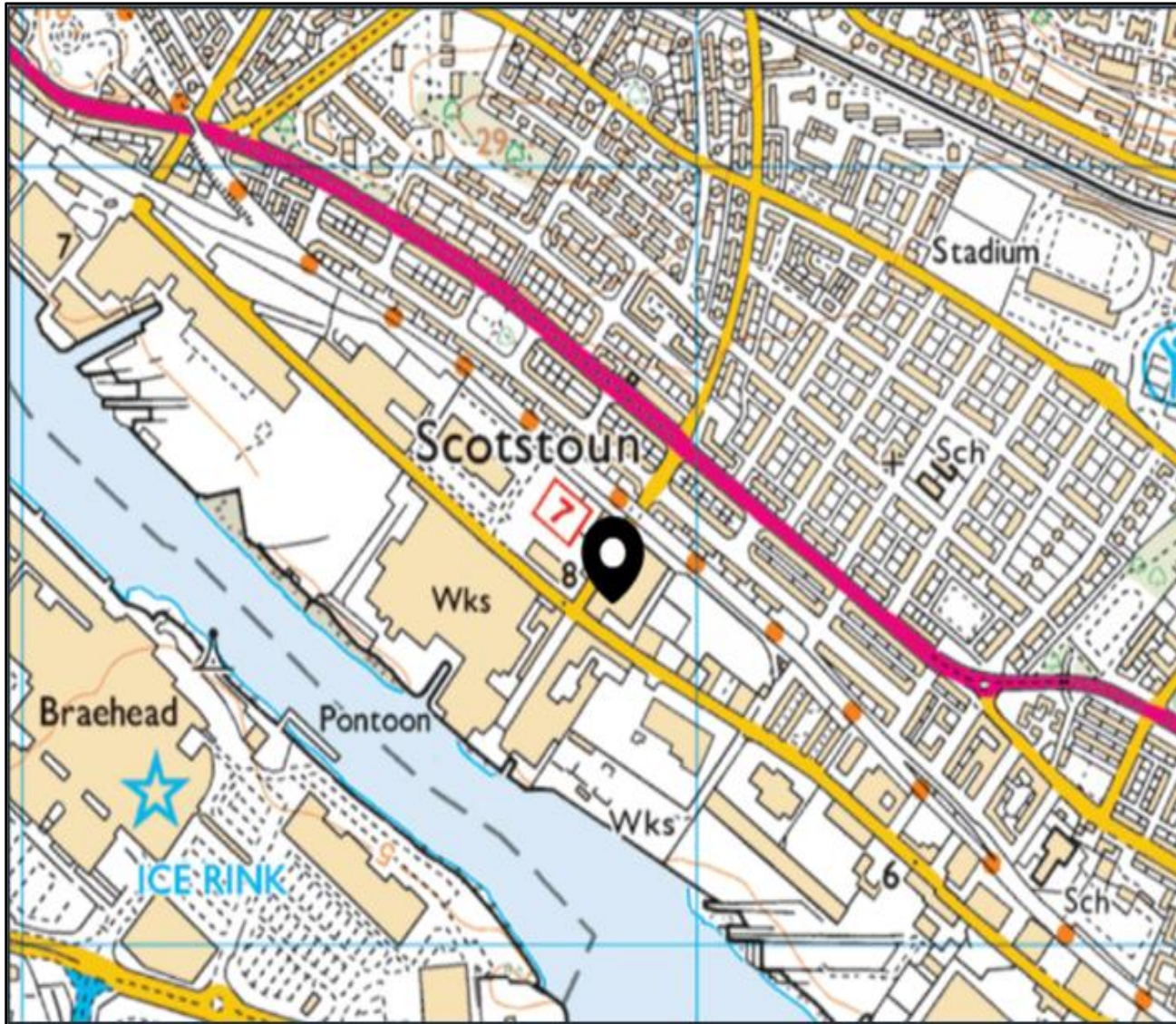
**| 0141 331 2807 - 07720 466 035
| 0141 331 2807 - 07720 466 018**





Location

41 BALMORAL STREET, SCOTSTOUN, GLASGOW, G14 0HB



The subjects are located in Scotstoun, situated approximately 4.5 miles west of Glasgow City Centre, forming part of Glasgow City Council.

Scotstoun benefits from strong transport links, with the A814 via Dumbarton Road providing access into Glasgow City Centre. Scotstounhill Train Station, located approximately 0.7 miles from the subject property, provides frequent services into Glasgow Central low level. The surrounding area also benefits from numerous bus routes, providing services to Clydebank, Yoker and Glasgow City Centre.

More specifically, the subjects occupy a prominent position on the corner of Balmoral Street and South Street within an established industrial location. The surrounding area consist of primarily industrial based occupiers including Albion Automotive, BAE Systems and Arnold Clark.

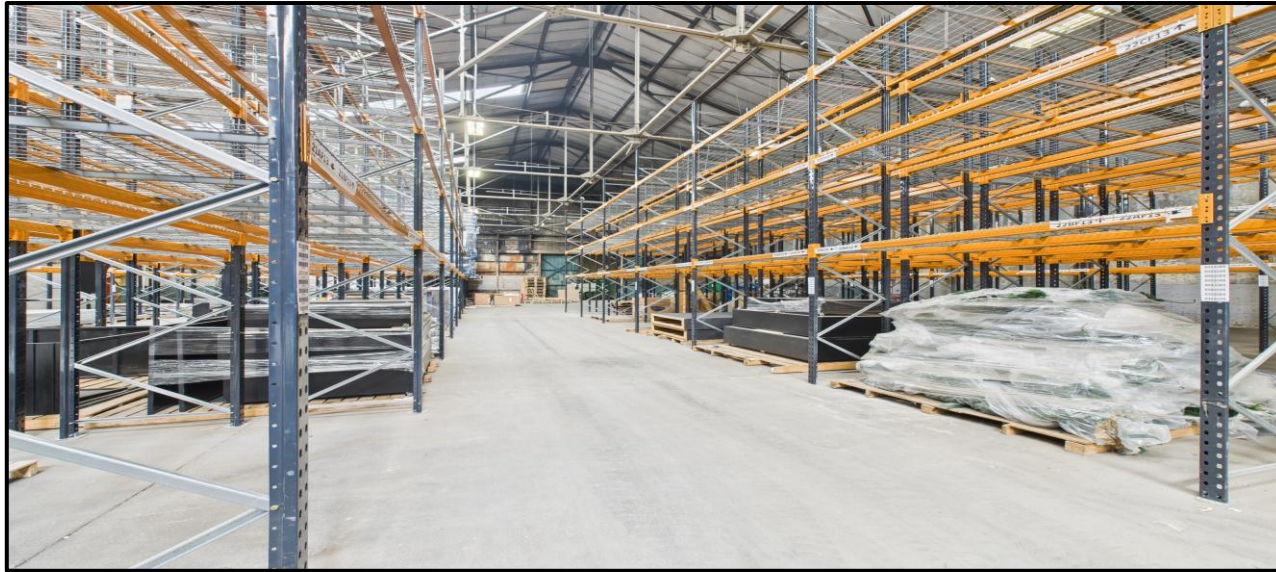


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Description

41 BALMORAL STREET, SCOTSTOUN, GLASGOW, G14 0HB



The subjects comprise of a modern standalone industrial unit of steel portal frame construction, with a pitched profiled roof. The subjects benefit from dedicated vehicular access via South Street, secured by electrical gates, as well as multiple pedestrian and vehicular roller shutter access points around the building.

Internally, the subjects consist of a large open-plan industrial warehouse, currently benefitting from racking throughout. The warehouse benefits from a painted concrete floor and a combination of translucent paneling and strip LED lighting. Ancillary facilities include staff breakout areas, W/Cs, locker rooms, and a control centre overlooking the warehouse.

At the Balmoral Street side of the site, an extension to the existing premise provides a showroom with a carpet floor covering, suspended ceiling and LED lighting, suitable for sales or display use.

Externally, the property includes dedicated parking and a small secure yard.

ACCOMMODATION

	SQM	SQFT
Accommodation	6,506	70,040
TOTAL	6,506	70,040

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

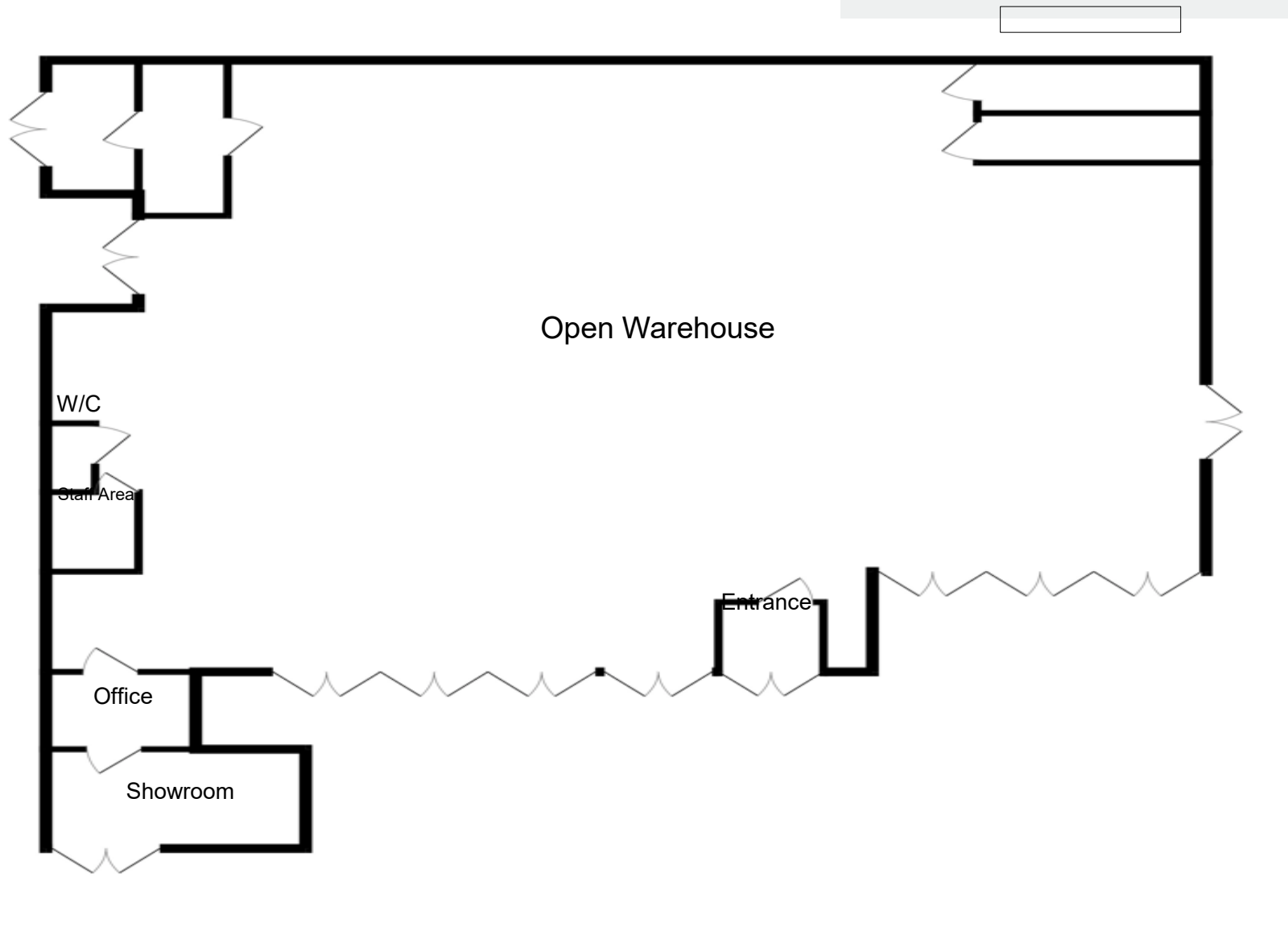
We have calculated the total site area to be 2.33 acres.



Floorplan

41 BALMORAL STREET, SCOTSTOUN, GLASGOW, G14 0HB

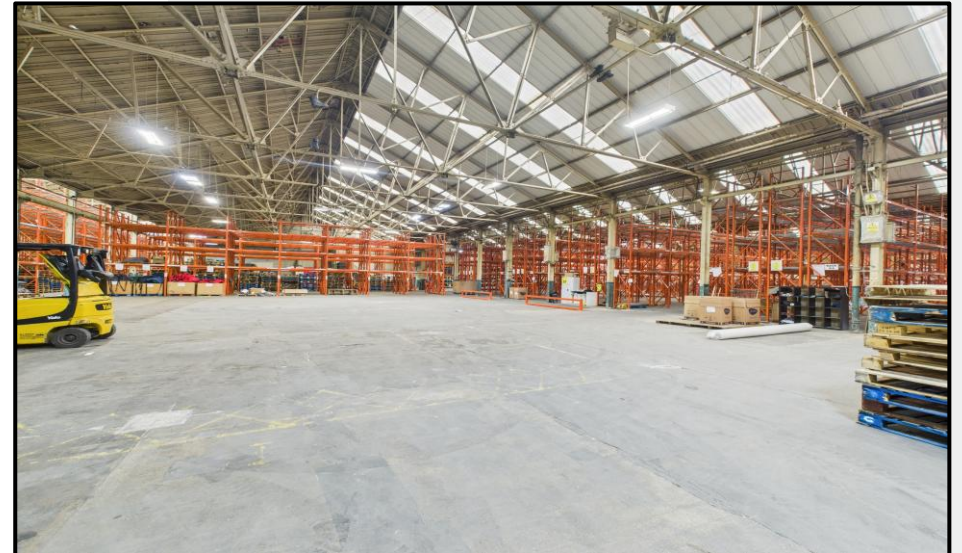
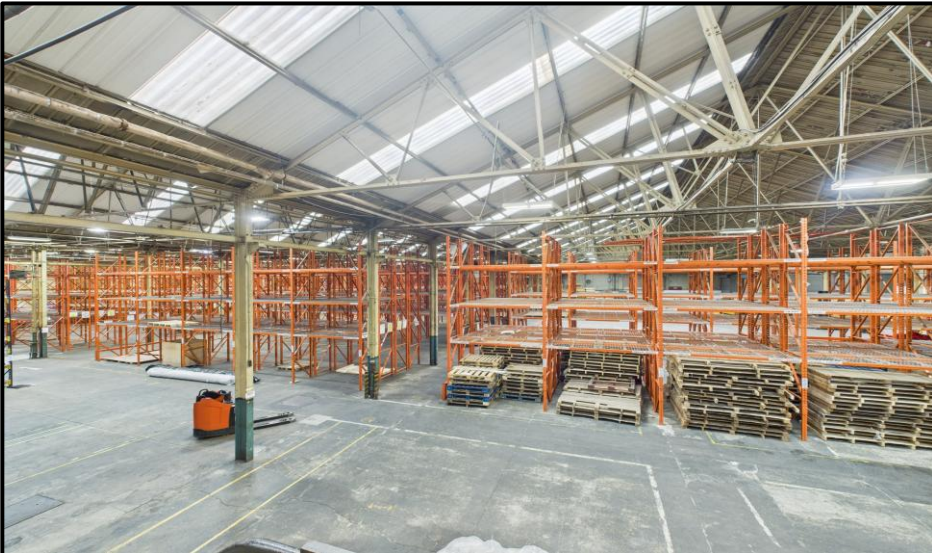
For indicative purposes only





Photos

41 BALMORAL STREET, SCOTSTOWN, GLASGOW, G14 0HB





SALE PRICE

We are seeking offers in excess of £2,250,000 for our client's heritable interest in the property.

RENT

Upon Application.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser/incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £146,000. The rate poundage for 2025/2026 is 56.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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