



Offices & Workshops - Part Sale & Leaseback

30 Nisbet Street, Parkhead, Glasgow G31 5ES

Location

The subjects are situated on the east side of Nisbet Street, and extends to the junction with East Wellington Street, immediately to the north. The property is situated within the Parkhead area of Glasgow, lying approximately 2.5 miles to the southeast of Glasgow City Centre.

Glasgow is Scotland's largest city with a population in excess of 630,000 and a catchment population in excess of two million. The city is the commercial and industrial capital of Scotland.

Parkhead Cross and The Forge Shopping Centre/Retail Park lies immediately to the north west, and provide the main retailing focus for the densely populated catchment area. The new Parkhead Health & Care Hub is located directly opposite.

The subjects are conveniently located for access to the M8 at Junction 13 and also Junction 1 of the M74 Motorway via the A728. Glasgow's public transport system is one of the most efficient in the UK integrating buses, trains and an underground system. Buses operate closeby at Parkhead Cross with routes throughout Greater Glasgow.

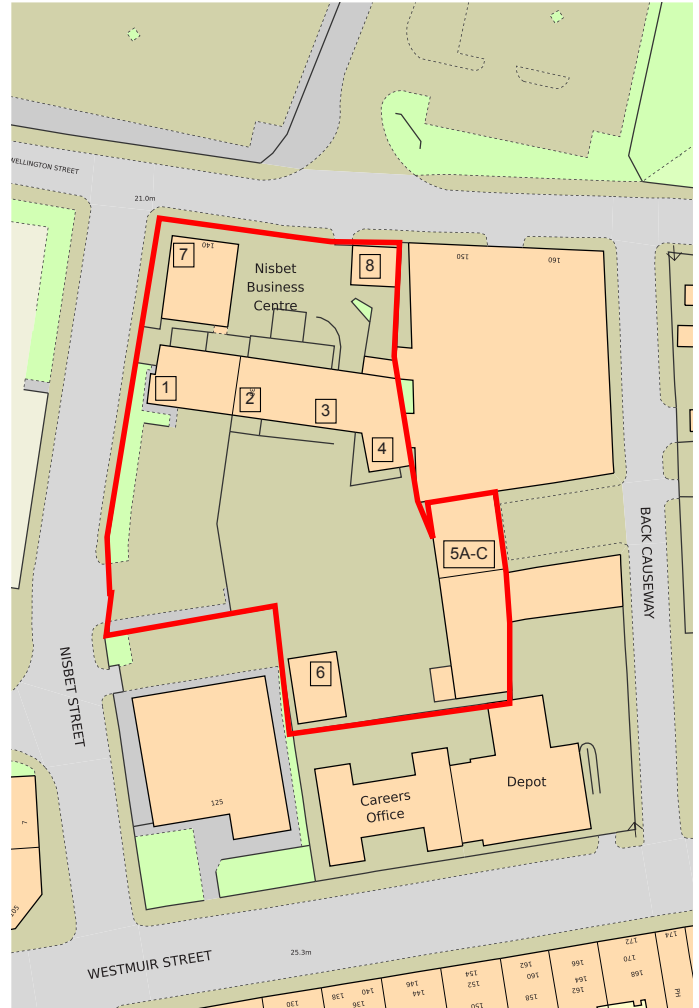
Description

The subjects comprise a complex of offices and workshop units and are a mix of 1/2 storey properties constructed around the early 1990's and formed around a secure central car park and yard. There are 26 car spaces serving the complex secured by a secure gate.

Buildings 1&2

These buildings are interlinked and comprise office accommodation over part single storey (building 1) and part 2 storey (building 2). The buildings are externally clad in facing brick. Good natural daylight is provided from double glazed windows.

Both parts have self contained entrances which are set behind a security shutter. The accommodation comprises largely cellular offices, a good sized general open plan office together with male and female toilets and a kitchen facility. The 1st floor, accessed from building 2, comprises an open plan office. There is gas central heating to wall mounted radiators.



Building 3

Building 3 is of similar construction and is connected to building 2, is also over ground and 1st floors. The premises are accessed from a timber and glass entrance door set behind a security shutter. The ground floor consists of an office with a rear tea prep and boiler room, with 2 offices, storage and a shower at 1st floor level. There is a full height 5m high roller shutter at the front and rear at the eastern side of the building providing access to the northern part of the site.

Building 4

Building 4 is self contained and single storey adjoin building 3, at the eastmost boundary, also clad externally in facing brick. The accommodation comprises various offices / training rooms together with a WC.

Modular Accommodation

This part of the complex can be accessed from East Wellington Street, and also from via the shutters providing passage within building 3. This part of the complex contains a modular portacabin office utilised as a training facility together with a storage unit.

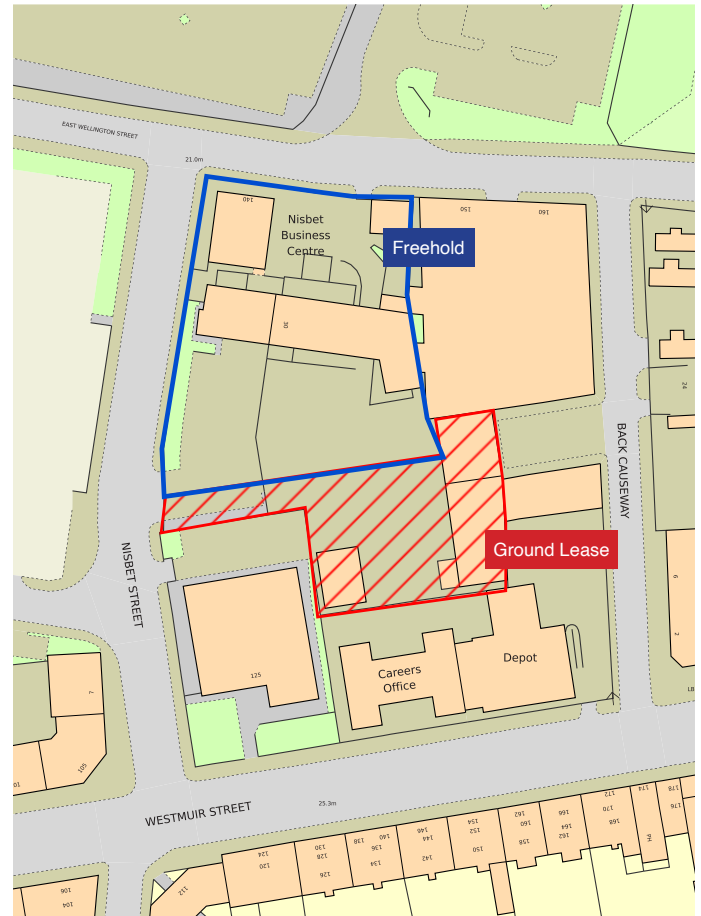
Workshop Units

A terrace of 3 workshop units of steel frame construction, blockwork walls and clad externally in profile sheeting. The eaves height is 5m lowering to 3.5m at the rear. Access is via roller shutter with separate visitor access. The units access a shared yard.

Floor Areas

| | | |
|---------------|----------------------------|---------------------|
| Building 1 | Office | 1,932 sq ft |
| Building 2 | Office | 1,534 sq ft |
| Building 3 | Office | 594 sq ft |
| Building 4 | Office/ Training | 1,096 sq ft |
| Building 5A-C | Workshops (3 units) | 4,779 sq ft |
| Building 6 | Workshop/ Store | 1,100 sq ft |
| Building 7 | Modular building/ Training | 1,946 sq ft |
| Building 8 | Workshop/ Store | 682 sq ft |
| Total | | 13,663 sq ft |





Price / Terms

The Vendor is to take a 5 year lease of all parts, excluding buildings 1 & 2, at a rent of £48,500 pa. We envisage a further rent of £29,461 pa can be achieved on letting buildings 1 & 2, providing a total ERV of £77,961 pa.

Our client is seeking offers in excess of £600,000 exclusive of VAT.

Tenure

The site is held on a mix of heritable title and a ground leases (c. 0.40 acre hatched on OS plan) under a 125 ground lease from City Property until 27 February 2120 at a ground rent of £8,200 pa.

Business Rates

The various parts are assessed separately for rates purposes, allowing parts to qualify for rates relief under the Small Business Bonus Scheme. A breakdown can be provided upon request.

Energy Performance Certificates

Available upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

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.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. April 2026