

Heritable (Freehold) Detached Industrial & Office Facility on a Substantial 4.06 acre Yard

135-139 Ashfield Street, Glasgow G22 6HH

Colliers

FOR SALE



Key Highlights

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Executive Summary

- Heritable (Freehold) industrial and office facility extending to **33,775 sq ft** on a **4.06 acre secure site**.
- Rare opportunity to acquire a fully self-contained site with extensive yard provision and 360° circulation around the unit.
- Includes a purpose-built 7-bay Vehicle Maintenance Unit with multiple service bays.
- Strategically located within an established industrial area 2 miles north of Glasgow City Centre with excellent access to the M8 (J15 & J16).
- Vacant possession available. Suitable for owner-occupiers, investors and redevelopment (subject to consents).
- Planning use class 4 (business), 5 (general industrial) and 6 (storage and distribution) on a 24 hour basis.
- Benefits from dual access from Ashfield Street.

Detached Industrial & Office Facility with Vehicle Maintenance Unit on a Substantial Yard

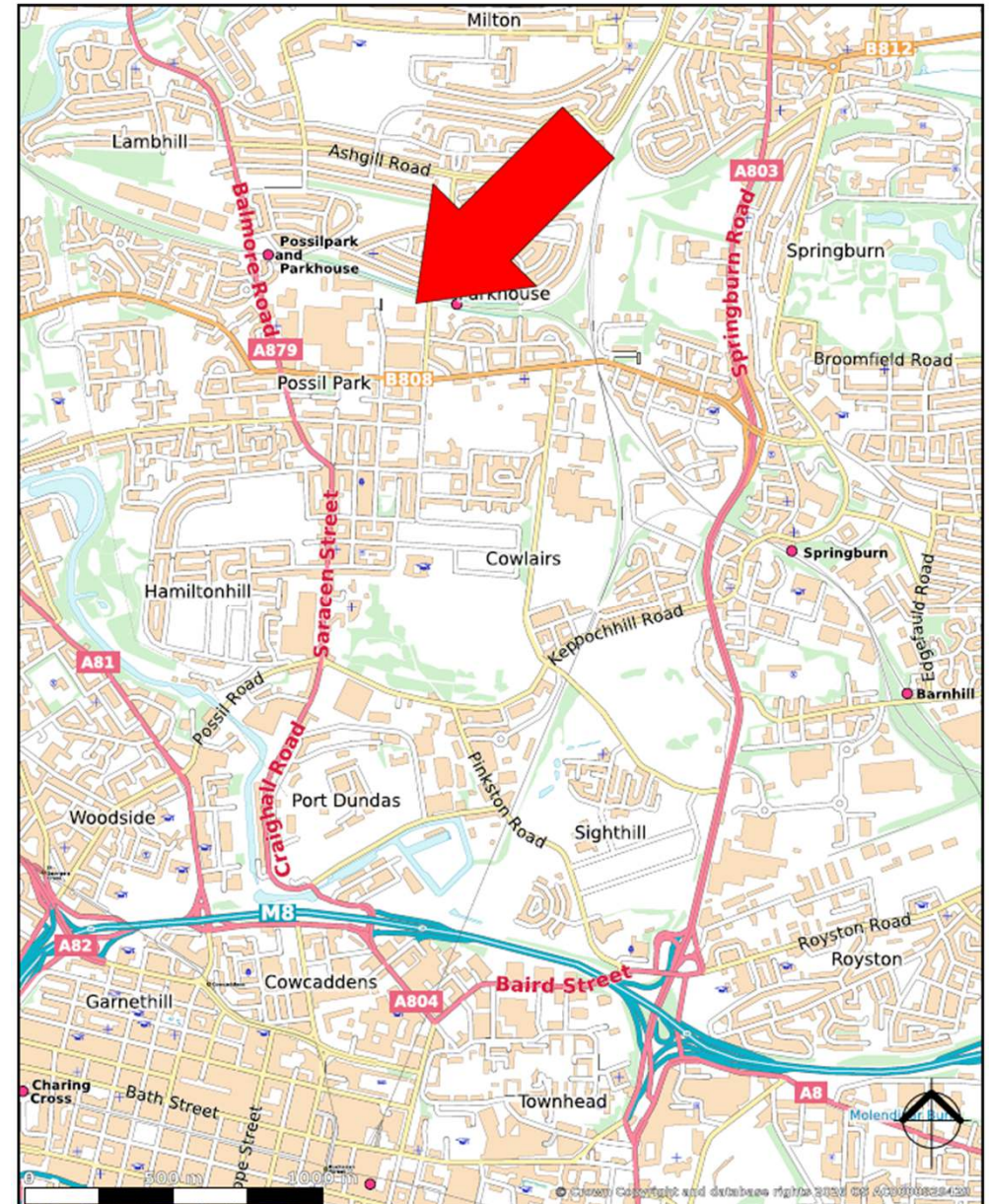
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Location / Connectivity

- 2 miles north of Glasgow City Centre.
- M8 Junctions 15 & 16 within 1.75 miles
- Ashfield railway station directly opposite the site with direct trains to Glasgow Queen Street station
- Glasgow International Airport approximately 20 minutes away

Nearby Occupiers

- Allied Vehicles
- Farmfoods
- Crown Decorator Centre
- Beam Suntory
- NHS
- Kelly Group



Detached Industrial & Office Facility with Vehicle Maintenance Unit on a Substantial Yard

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Description

The property comprises a detached industrial warehouse space, a vehicle maintenance unit, and office accommodation, all situated on a substantial secure site totalling 4.06 acres (1.64 hectares). This provides a low site coverage of approx. 17%.

Warehouse

- Steel portal frame warehouse
- Concrete floor with brick and metal-clad elevations
- Metal-clad roof with rooflights
- Loading door and approx. 4.16m eaves height

Vehicle Maintenance Unit

- Modern steel portal frame
- Seven servicing bays with roller shutters
- LED lighting, gas heating and rooflights
- Eaves height approx. 6.42m
- Ancillary offices and welfare space

Offices

- Two-and-a-half storey offices with single storey offices behind
- Brick elevations beneath flat roof
- Open-plan and cellular offices with meeting and staff facilities
- Suspended ceilings, mixed floor finishes, heating and lighting throughout

External

- Substantial tarmac yard area, over two levels
- 2 car parks
- CCTV, floodlighting and 2 double EV chargers

Site secured by steel palisade perimeter fencing with 2 double steel entrance gates providing access to the northern and southern portions of the site.

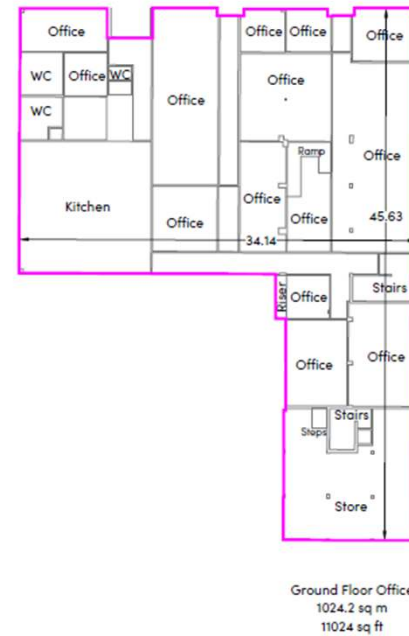
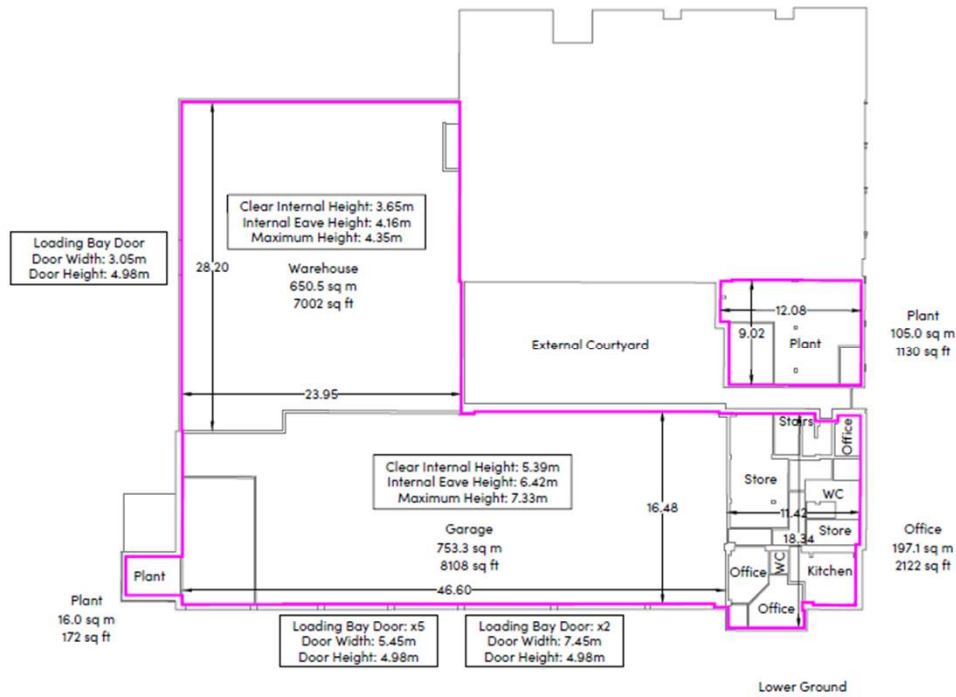


Accommodation

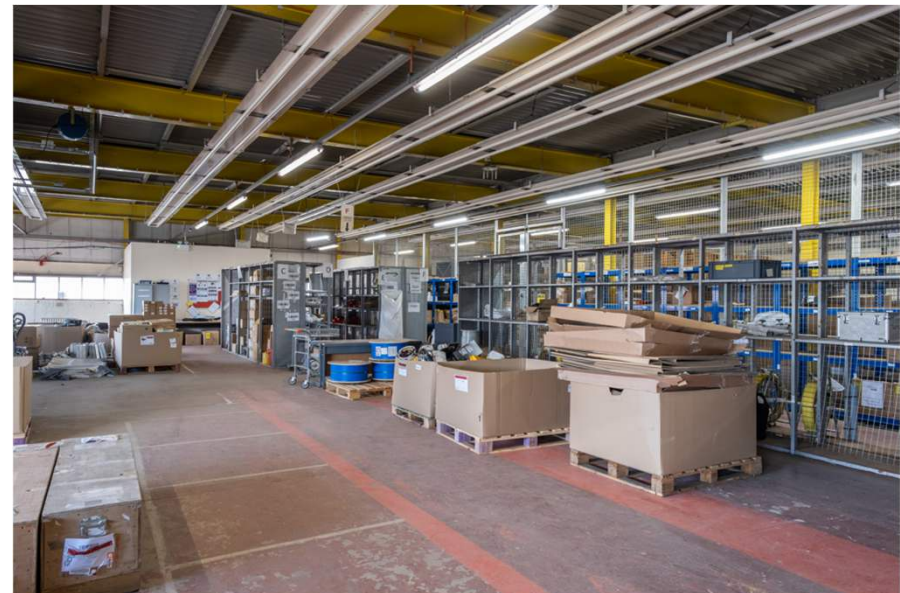
Floor	Use	Sq ft	Sq m
Ground	Warehouse	7,002	650.5
Ground	Garage	8,108	753.3
Ground	Office	13,146	1,221.3
Ground	Plant	1,302	121.0
First	Office	4,217	391.8
TOTAL		33,775	3,137.9

Floor Plans

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Detached Industrial & Office Facility with Vehicle Maintenance Unit on a Substantial Yard 135-139 Ashfield Street, Glasgow G22 6HH



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Rating

The property is entered in the current Valuation Roll with a Rateable Value of £176,000 (click [here](#) for entry).

We therefore estimate rates payable for 2026/27 to be approximately £96,448 p.a. Any rating enquiries should be directed to Glasgow Assessor's Dept: assessor@glasgow.gov.uk

Tenure: Heritable (Scottish equivalent of English Freehold).

EPC: EPC rating : D

VAT

The property is elected to VAT. VAT will therefore be payable on the purchase price.

Anti-Money Laundering Regulations

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed. 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 purchase.

Legal Costs

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

Data Room

A pack of technical information is available via an online data room upon registration of interest via the Sole Selling Agents, Colliers. This includes:

- Title information
- Utilities information
- Building EPC
- Building survey
- Measured survey
- Planning statement
- Asbestos survey
- Topographical survey
- Environmental phase 1&2
- Power report

Terms / Price

The property is available for sale. Price on application.

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.

Viewing / Further Information

For further information or to arrange a viewing please contact:



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