

FOR SALE - INDUSTRIAL

90-94 GLENTANAR ROAD

BALMORE IND ESTATE, GLASGOW, G22 7XA



KEY HIGHLIGHTS

- 12,633 sq ft
- Available due to relocation
- Sits on secure self-contained site with secure yard space / parking provided
- Offers over £350,000 invited
- Standalone food production facility with 3.5m eaves
- Located within the popular Balmore Industrial Estate - just 2.5 miles north of Glasgow City Centre
- Convenient M8 motorway access
- The subjects are held on a long ground lease expiring May 2065 at a passing rent of £3,900 PA

SUMMARY

Available Size	12,633 sq ft
Price	Offers in excess of £350,000
Rates Payable	£20,293.50 per annum
Rateable Value	£40,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone food production unit sitting on a secure self-contained site bound by palisade fencing with concrete yard space and customer parking.

The property is of steel portal frame construction, with 3.5M eaves, and is fitted as a food production facility and is setup to provide; main production area, large & small prover, ambient cooler, blast chill, large and small walk-in cold store. A staff canteen and warehouse facilities are found just off.

Two storey offices adjoin the production complete with kitchen tea prep and WC facilities.

Regular bus services are provided on Balmore Road whilst Possilpark & Parkhouse Railway Station is situated a 10 minute walk south.

LOCATION

The subjects are located within the Balmore Industrial Estate just 2.5 miles north of Glasgow City Centre.

More specifically the subjects are situated on the east side of Glentarnar Road a short distance from it's junction with Balmore Road. Balmore Road connects with Junction 17 / 18 of the M8 that connects with the M74, M77, M73 and M80 beyond.

Nearby occupiers include McLays Foods, Neilson's Joinery Superstore, Pak Poultry Products, Wright Kerr and Allied Bakeries.

ACCOMMODATION

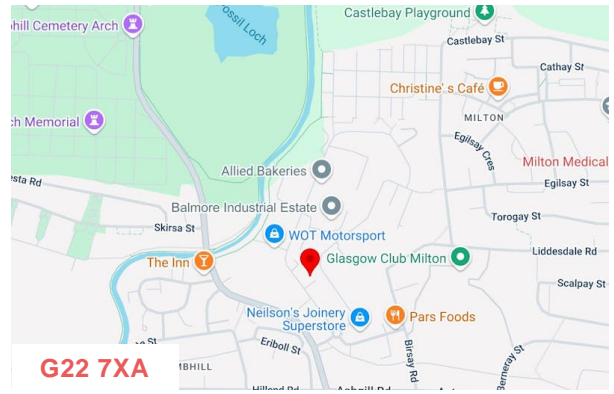
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	10,510	976.41	Available
Ground - Offices	911	84.63	Available
1st - Offices	1,212	112.60	Available
Total	12,633	1,173.64	

GROUND LEASE

The subjects are held on a long ground lease expiring May 2065.

The passing rent is £3,900 PA and is subject 5 yearly upwards only rent-reviews with the next in February 2029.



VIEWING & FURTHER INFORMATION

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