

TO LET

(BY WAY OF SUBLEASE)

Prominent Industrial Premises

GIA: 968.96 SQM (10,429 SQFT)

High-Quality Detached Industrial Unit

Located Within a Well-Established Industrial Location

Existing Lease In Place Until June 2030

Benefits from An Extensive Yard Provision

Rent: Upon Application



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UNIT 7E, 2 GLENGALLEN ROAD, OBAN, PA34 4HG

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Location

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The subjects are located in Oban, a popular town on Scotland's west coast, held within Argyll and Bute council district.

Oban benefits from strong transport links with the A85 and A82 providing access to Glasgow, Fort William and the North of Scotland. Oban Railway Station is located approximately 1.8 miles from the subject property and offers frequent services along the West Highland Line and to Glasgow Queen Street. Oban is also well known for serving as the main ferry terminal to the Hebrides and Western Isles. The Caledonian MacBrayne offers regular services to Mull, Coll, Tiree and Barra. These services underpin a strong year-round tourism trade.

More specifically, the subjects occupy a prominent pitch in Glenshellach Business Park which acts as the primary industrial estate within Oban and the surrounding area. Surrounding occupiers including Bookers, MKM Building Supplies and City Plumbing.



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Description

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The subjects comprise an industrial premises of steel portal frame construction, surmounted by a pitched profiled sheet metal roof. The premises benefits from dedicated pedestrian and vehicular access via Glengallen Road.

Internally, the subjects comprise an open plan warehouse space with of 5.76m eaves. The fit-out consists of a painted concrete floor, a combination of artificial light fittings and translucent roof panels. The warehouse also benefits from an electric roller shutter and a mezzanine to provide additional storage.

Furthermore, the subjects offer a trade counter provision installed within the premise, benefitting from a vinyl floor covering and a suspended tiled ceiling with LED lighting throughout. A cellular office, kitchen prep area and W/C facilities are also provided within.

A large yard provision can be found to the front of the premises spanning approximately 0.19 Hectares (0.48 acres). The yard benefits from a concrete surface and is bounded with perimeter fencing with access being permitted via steel double gate.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	774.80	8,340
Mezzanine	194.16	2,089
TOTAL	968.96	10,429

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).



Photographs

UNIT 7E, 2 GLENGALLEN ROAD, OBAN, PA34 4HG





Ground Floor



Mezzanine

The above outline is for indicative purposes only
and does not represent the full extent of the title.

Surrounding Occupiers

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RENT

The subjects are available by way of sub-lease or assignation with an FRI lease in place that is due to expire in June 2030.

Further lease information can be provided to seriously interested parties upon request.

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 incoming tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £35,500. The rate poundage for 2026/2027 is 48.1p to the pound. As such, approximately £17,075.50 will be payable by any incoming tenant.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Unless stated, all figures quoted are exclusive of VAT

LEGAL COSTS

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

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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