

DM HALL

For Sale

**Substantial
Industrial Yard
and Buildings**

**60 Hobden Street,
Springburn,
Glasgow G21 4EQ**



**1128.7 SQ M (12,160 SQ FT)
1.9 HA (4.9 ACRES)**



Property Details

- Industrial site with substantial yard and buildings.
- Fully secured land hold of 1.9 hectares (4.9 acres) approximately.
- Office/Training Centre — 445.40 sq.m. (4,805 sq.ft.) approximately.
- Industrial/warehouse building 684.30 sq.m. (7,366 sq.ft.)
- Established industrial location with good transport links.
- Offers over £1.25m invited.

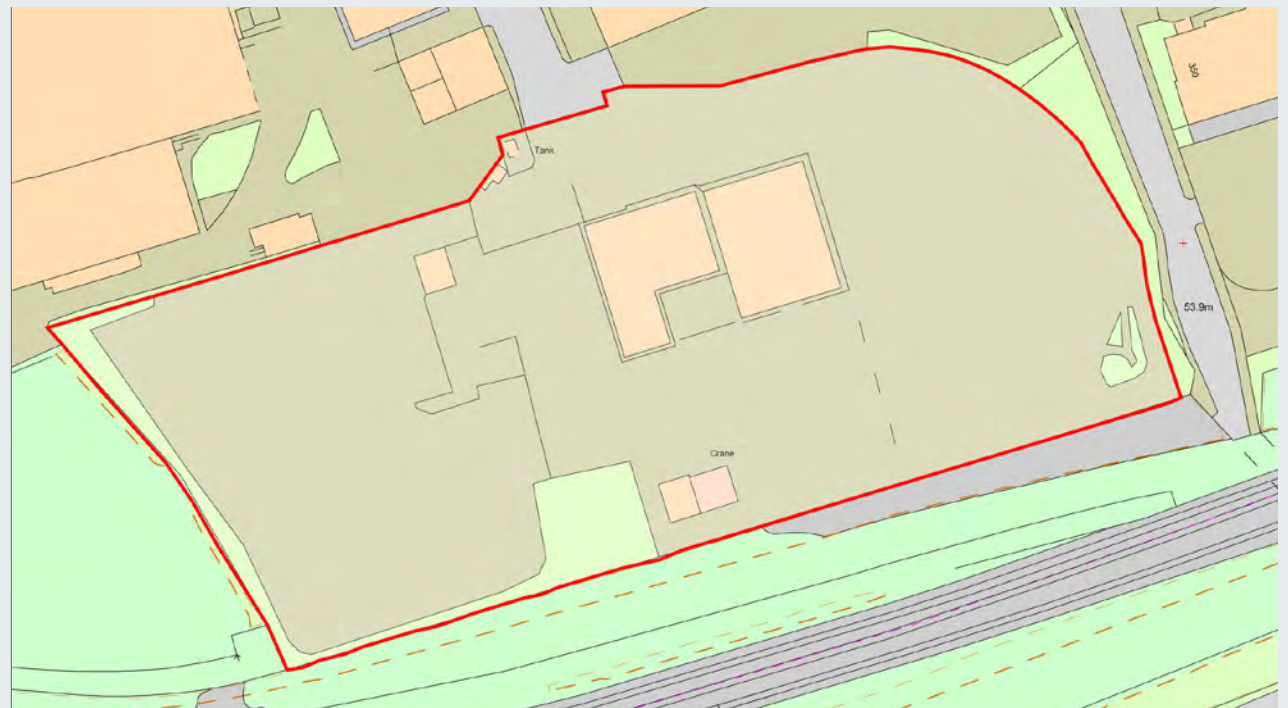
LOCATION

The property is situated at the southern end of Hobden Street, a short distance from its junction with Darnick Street and just off Petershill Road, as shown on the attached Location Plan.

The property is within an established industrial location with other occupiers in close proximity including City Building and SWGR Industrial Supplies, Carntyne Transport and Carrick Packaging.

Strong access to road and transport connections being just half a mile east of Springburn Road (A803), close to Costco, via Petershill Road. The A803, in turn leads to Junction 15 of the M8 Motorway, just over half a mile to the south.

Barnhill Train Station is within convenient walking distance to the north west offering onward rail travel to Glasgow City Centre, with a journey time of less than 15 minutes. There are also regular bus services at Petershill Road with a stop at Hobden Street and journey time to city centre is just over 20 minutes.





- 1 Costco
- 2 Royal Mail
- 3 SWGR Welders
- 4 City Building
- 5 Blochairn Recycling Facility
- 6 BCA Glasgow East
- 7 Glasgow Wholesale Markets

Property Details

DESCRIPTION

The subjects comprise an industrial site extending to approximately 1.9 hectares (4.9 acres). Contained within this landholding is an office building/training facility and a separate warehouse building both as described below.

Office Building/Training Centre

Single storey building of blockwork construction with a pitched roof accessed by double pedestrian doors to the front elevation. The premises provide a combination of open plan office/admin space, private offices, classrooms/training room, kitchen and toilet facilities.

Industrial/Warehouse Unit

Single storey unit of steel frame construction with brick walls at lower level surmounted by metal profiled metal sheeting. The roof is pitched and covered by profiled metal sheeting. The unit benefits from good eaves height of 6 metres and full height electric metal roller vehicular access door. There is a small office located to the northwest of the unit.

Yard Area

Adjacent and surrounding the aforementioned building are various yard and parking areas. To the front of the buildings extending eastwards are car parking areas. Towards the rear of the buildings are tarmac surfaced yard areas and in addition there is further yard space utilised for vehicle training purposes, this being partly unsurfaced and part core surfaced.

ACCOMMODATION & FLOOR AREAS

The approximate Gross Internal Areas of the buildings are as undernoted:-

Floor	sq m	sq ft
Office Building/Training Centre	445.40	4,794
Warehouse	684.30	7,366
Total	1,128.70	12,160



INDUSTRIAL UNIT EXTERNAL



INDUSTRIAL UNIT INTERNAL



CONCRETE TEST AREA

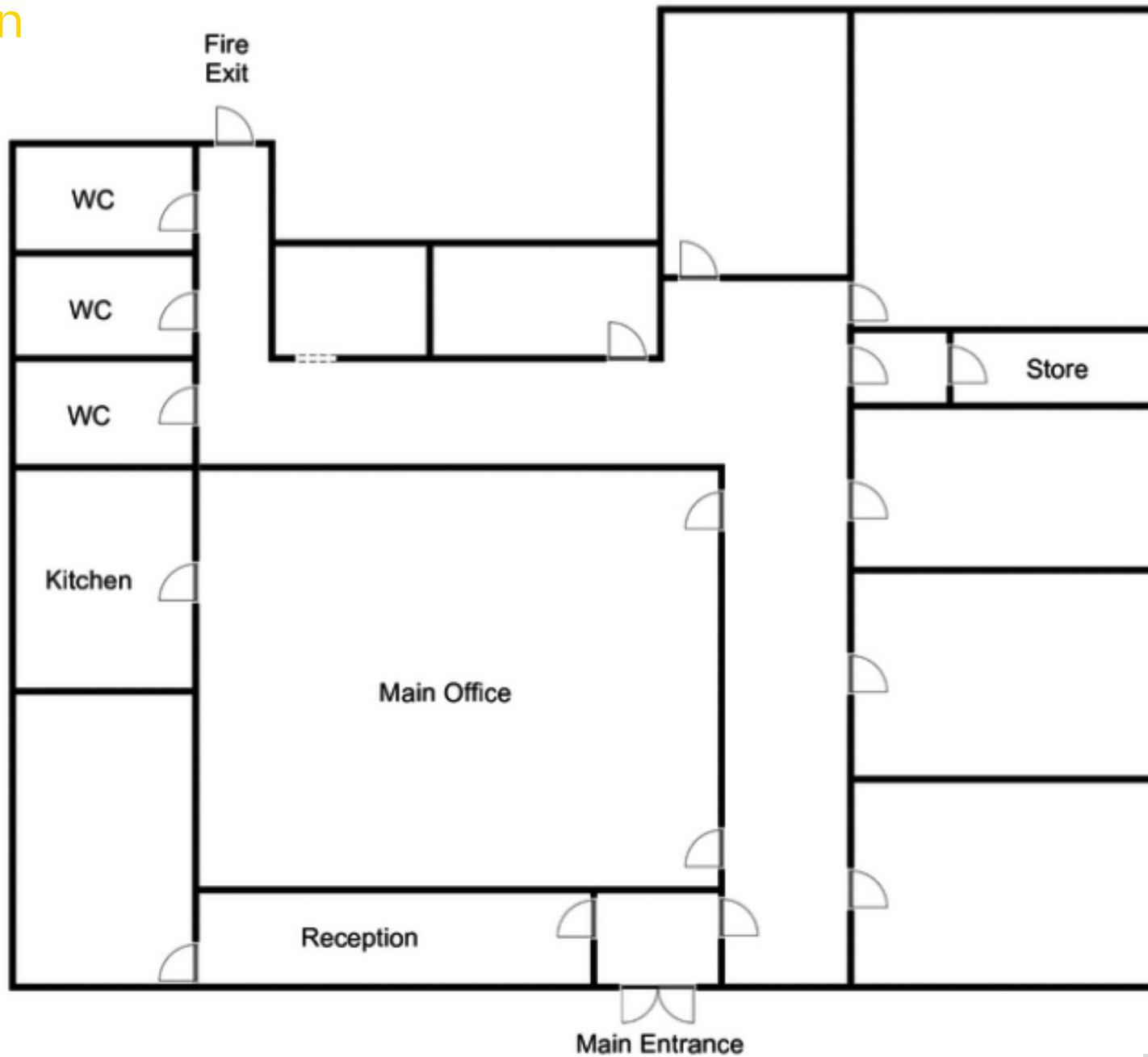


TRAINING CENTRE RECEPTION



PARKING AREA

Floorplan



Property Details

RATING

The property is shown in the Valuation Roll with a Rateable Value of £86,000. It should be noted that an incoming occupier will have an automatic right to appeal this assessment.

SALE TERMS

Offers over £1.25m are invited for the purchase of the Heritable interest.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT

All terms quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

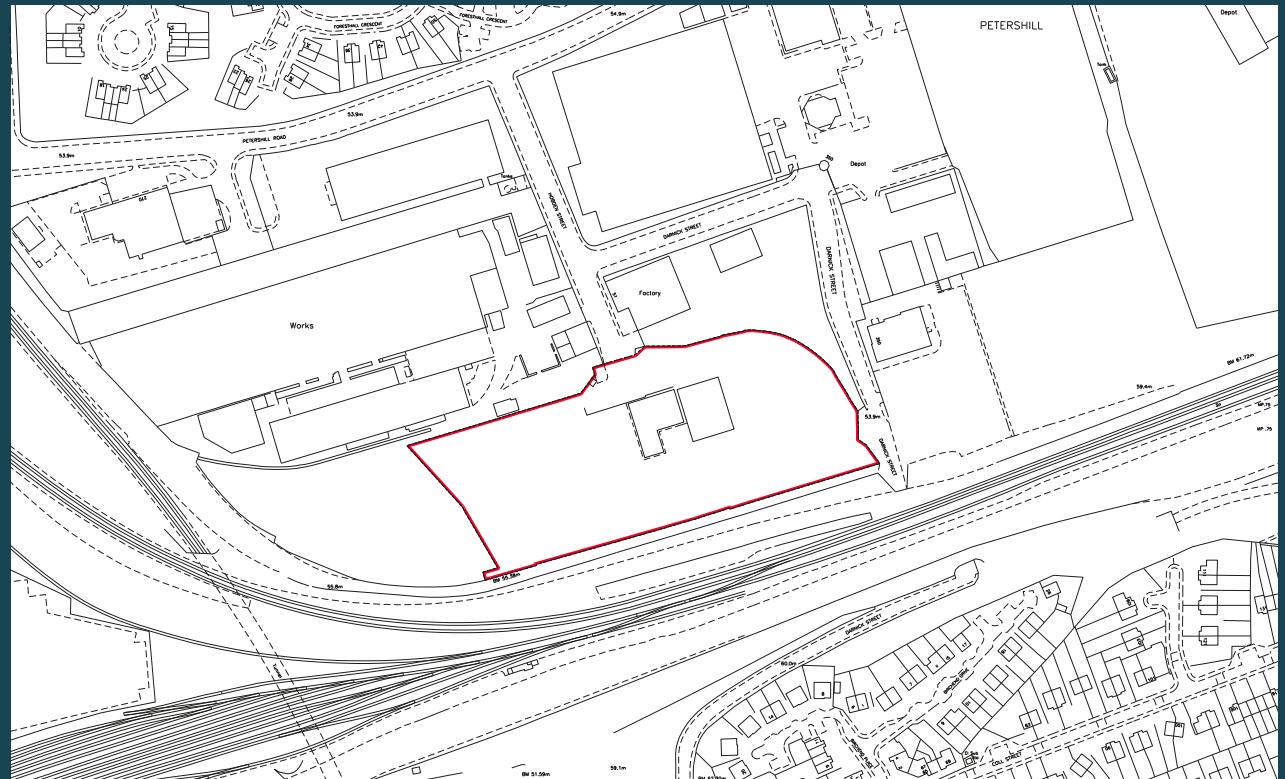
Each party will be responsible for paying their own legal costs incurred in the transaction.

VIEWING ARRANGEMENTS

Strictly by prior arrangement with the agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



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RICS

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