

TO LET

SECURE STORAGE SITE



77 Dunn Street, Glasgow, G40 3PA

- Secure site bounded by palisade fencing
- Cleared area finished in Type 1 material
- Dedicated entrance directly from Dunn Street
- Popular location adjacent to East End Regeneration Route and J1A of M74
- Excellent roadside frontage
- Total site size 0.30 ha (0.75 ac)

Location

The subjects occupy a prominent position to the east of Dunn Street within the Bridgeton/Parkhead area of Glasgow, approximately 3 miles east of Glasgow City Centre. Dunn Street links Dalmarnock Road to the south with London Road to the north and therefore comprises a busy thoroughfare at most times of the day.

The unit benefits from extensive new roads infrastructure within the area. The M74 which is easily accessible from the property at J1A provides a direct link to Glasgow City Centre and also provides direct links south and to the M73/M80. In addition, the East End Regeneration Route, due for completion at the start of 2012, will provide direct links between the newly completed M74 and the M8.

Projects in the immediate area include Eastgate, one of Glasgow's largest new-build office developments, which is currently under construction with completion due in Spring 2012. This comprises a state-of-the-art 6,000-square-metre development, which will house approximately 500 staff.

The immediate vicinity is generally characterised by industrial properties with occupiers including Grahams plumbers merchants, Glasgow Taxis, McConechy's Tyres and Parkhead Welding



Description

The subjects comprise a secure rectangular site finished in Type 1 material, benefitting from a dedicated entranceway from Dunn Street, via a twin steel palisade gate. The perimeter boundaries are secured by means of steel palisade fencing.

Area

The site extends to a total area of 0.30 ha (0.75 ac) or thereby

Lease/rental terms

Quoting rent available via the Sole Letting Agent.

Rating

The subjects require re-assessment by Glasgow City Assessors. Budget figures are available via the Sole Letting Agent.

Legal costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

VAT

We understand the rent is not subject to VAT.

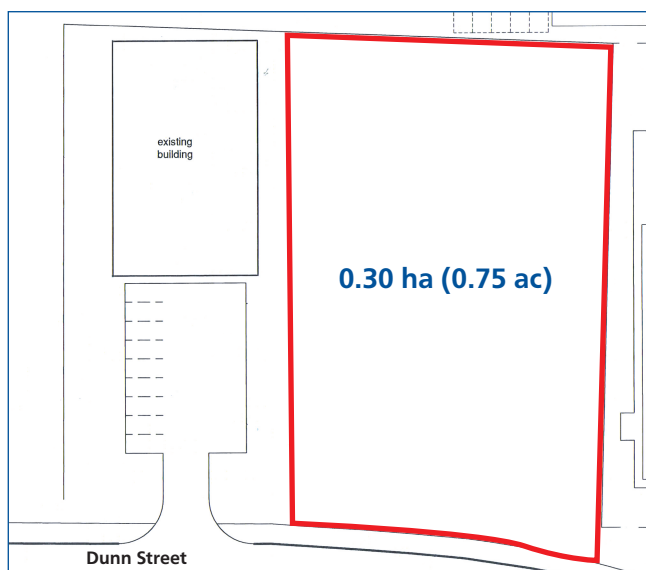
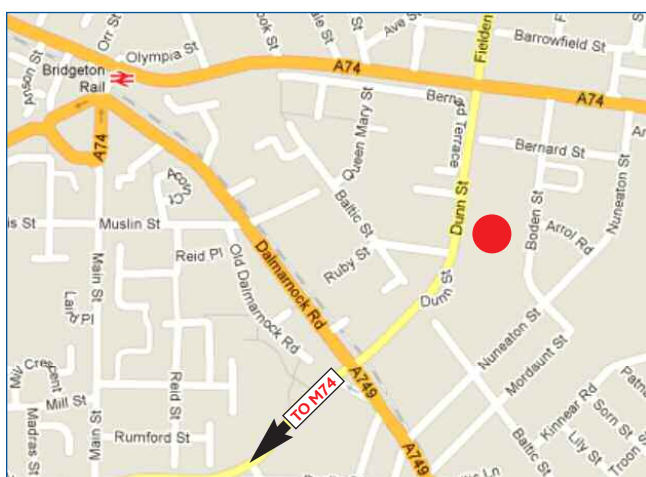
Viewing and further information

Strictly through the Sole Letting Agents

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