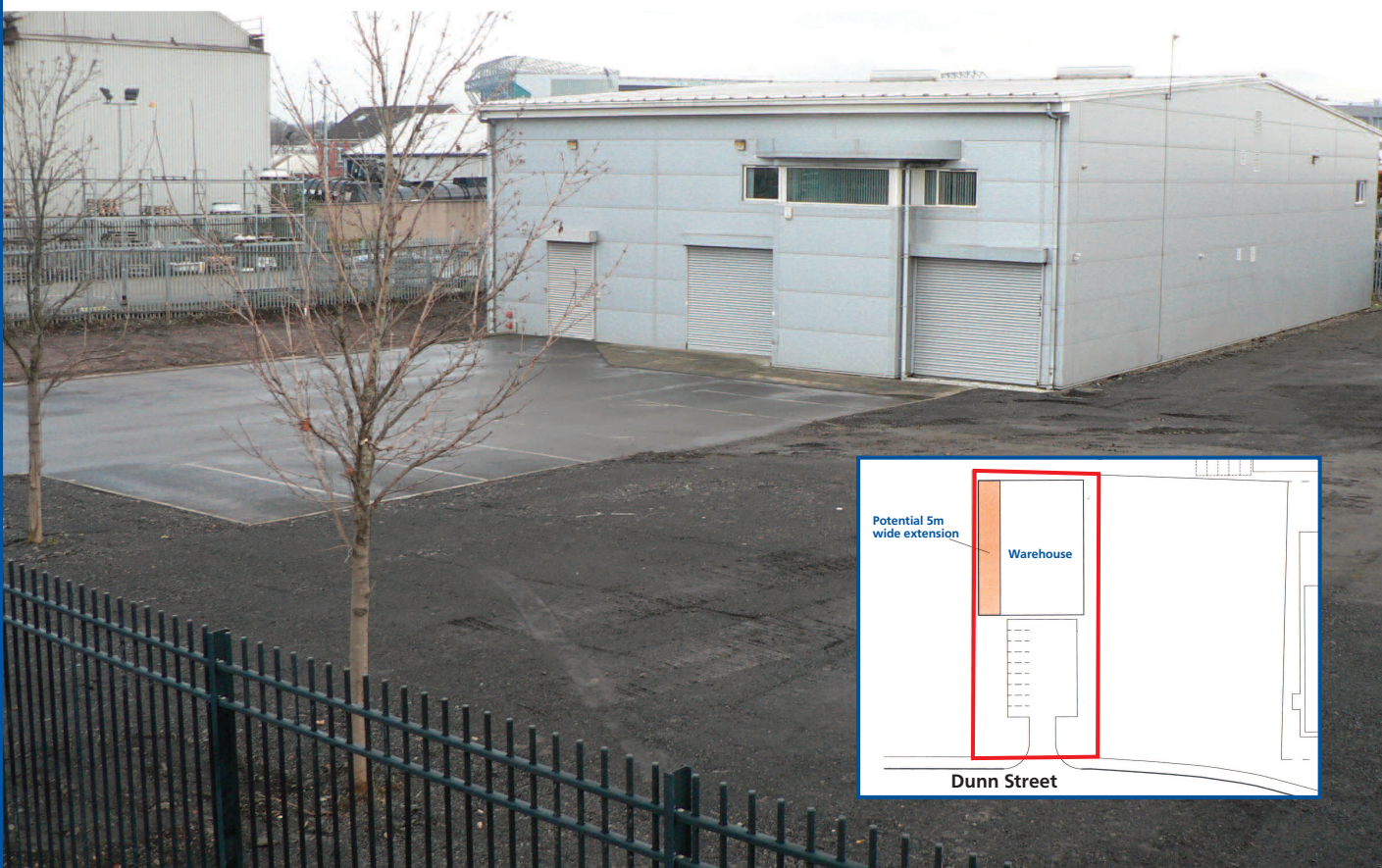


TO LET

WAREHOUSE UNIT



77 Dunn Street, Glasgow, G40 3PA

- Modern warehouse constructed to high specification
- Popular location adjacent to East End Regeneration Route and J1A of M74
- Flexible office content can be tailored to suit requirements
- Design proposal to increase footprint of building
- New vehicular roller shutter door proposed
- Dedicated yard and parking area
- Excellent roadside frontage
- Main unit 603.46 sq m (6,495sq ft)
- Additional mezzanine office of 283.09 sq m (3,047 sq ft)

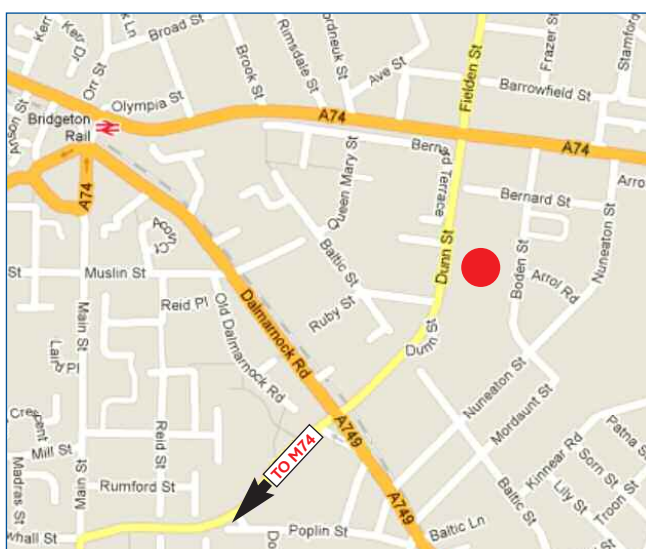
Location

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 modern detached industrial unit of steel portal frame construction, sheeted in double skin insulated profiled metal cladding to the walls and roof. To the front of the unit is a dedicated parking and loading area finished in tarmac.

Access to the unit is by means of an electrically operated steel roller shutter door, with the main personnel/customer entrance via a feature double doorway to the centre of the unit, also protected by an electrically operated steel roller shutter door. There is also a feature glazed office to the front of the unit.

Internally, the subjects have been subdivided to provide main warehouse area ancillary space which comprises reception area and two main office areas, staff room/kitchen and male, female and disabled toilet accommodation. A good quality mezzanine floor has been formed above the offices to the front of the building and also to the rear, above part of the warehouse.

The main warehouse has a concrete floor and profiled metal walls with lighting by means of suspended sodium fittings throughout. Heating is by means of gas strip heaters which are suspended from the ceiling.

Our client has prepared plans and is in the process of obtaining consent for an extension of approximately 165 sq m (1,720 sq ft) and in addition will be obtaining consent for the installation of a new vehicular roller shutter door to the front of the building, both of which will provide added flexibility to any prospective tenant.

Specification

- Steel portal frame construction
- Double skin insulated profile metal cladding to walls and roof
- Clear wall head height of 6.0 metres
- Modern pendant sodium lighting
- Three phase power supply
- Modern office, kitchen and toilet accommodation
- Full security alarm system
- Electric steel roller shutter doors to feature office and doorways

Accommodation/areas

From sizes taken at the time of our inspection, we calculate the subjects extend to the accommodation detailed below:

Ground floor	603.46 sq m (6,495sq ft)
Mezzanine	283.09 sq m (3,047 sq ft)
TOTAL	886.55 sq m (9,543 sq ft)

Our client has prepared plans to extend the unit by c 165 sq m (1,720 sq ft) or thereby; plans are available to interested parties upon request.

The unit benefits from a generous loading area and ample dedicated parking spaces. Our client has an additional yard area/development site immediately adjacent to the subject property which extends to 0.3 ha (0.75 ac) and which is available by separate negotiation.

Lease/rental terms

Our client is seeking a full repairing and insuring lease for a term to be agreed. Rental figures are available via the Sole Letting Agent.

Rating

The subjects are currently assessed under a single entry as follows:

Rateable Value: £38,000

The current Uniform Business Rate for properties having a Rateable Value over £35,000 is 43.3p in the pound (2011/12).

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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South Lodge
Pollok Estate
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Fax: 07006 037140

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