TO LET - INDUSTRIAL/LOGISTICS

LAIRDS COMPLEX

300 SWANSTON STREET, GLASGOW, G40 4HW

KEY HIGHLIGHTS

- 540 to 2,300 sq ft
- Budget space
- Storage and workshop uses
- Qualifies for 100% rates relief
- Ideally suited to storage

www.lapsleymcmanus.com

+44 (0)141 556 1222

Lapsley McManus

SUMMARY

Available Size	540 to 2,300 sq ft
Rent	£460 - £1,275 per month
Rateable Value	£12,000 Qualify for 100% Rates Relief
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise various ground floor lock up workshop / studio units on the ground floor of a substantial 4 storey red brick building

Access to the units is largely from standard double doors set behind security shutters. Unit 20 has a wider roller door for access. The units have a height of c. 3m.

The units suit a variety of uses though motor trade would not be suitable and storage and distribution would be restricted to movement of smaller loads only.

LOCATION

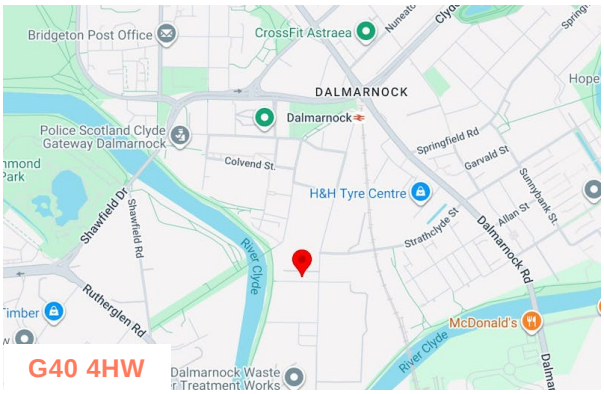
The subjects are located on the west side of Swanston Street though access is from the southern end of Carstairs Street, and lie within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre.

The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location. Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk. Parking spaces are allocated on site and there is ample car parking locally. Surrounding occupiers include Absolute Self Storage, The Shedman, Precision Metals, Normac Spares and Morrisons Boxing Club.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 13	540	50.17	Available
Ground - Unit 14	540	50.17	Available
Ground - Unit 2	950	88.26	Available
Ground - Unit 18	2,300	213.68	Available
Total	**4,330**	**402.28**	



VIEWING & FURTHER INFORMATION

Emma Erunlu

0141 556 1222
emma@lapsleymcmanus.com

Marc Erunlu

07836357570
marc@lapsleymcmanus.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 19/08/2026

CTRUM
PERTIES
0141 550 2231
www.spectrumproperties.co.uk