

Lapsley McManus

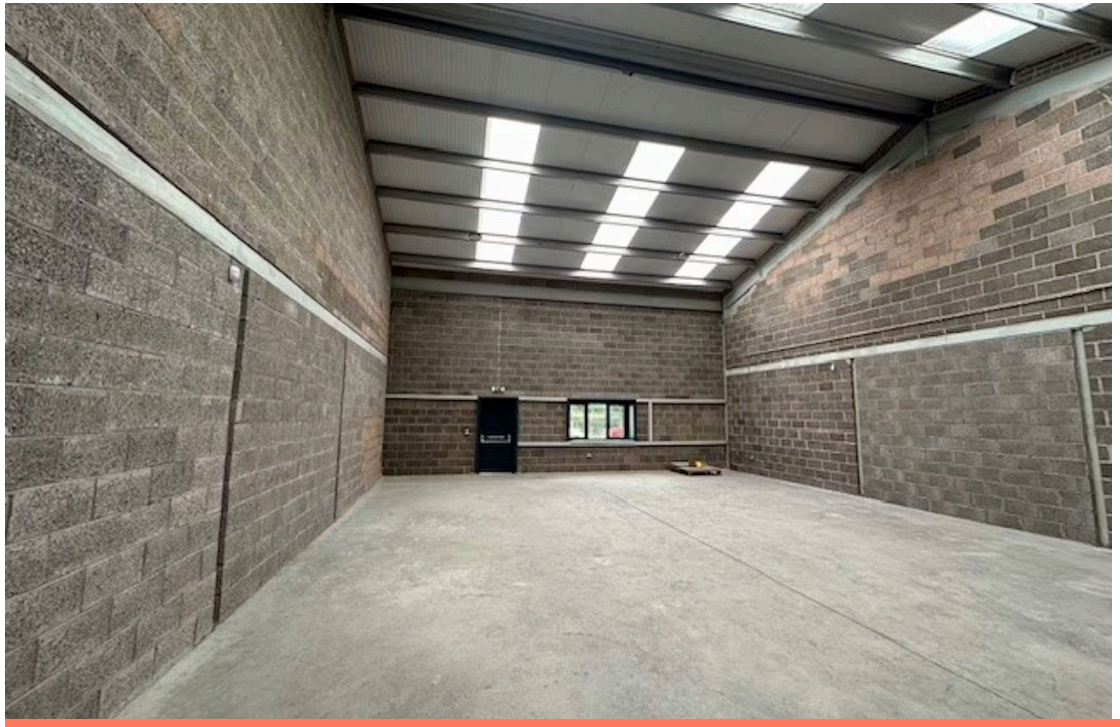
# Unit 4 & 5 141 Reid Street, Dalmarnock, Glasgow, G40 4DY

Industrial/Logistics To Let | £17,700 - £30,000 per annum | 1,475 to 4,315 sq ft

The units are very well located in the Dalmarnock area which is popular with business and industry .

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## Description

The development comprises an L shaped terrace of 7 high quality light industrial units of steel portal frame construction with metal cladding to the elevations and roofs.

The unit has an eaves height of 5m and are formed over a concrete floor. 3m x 4.2m roller shutters provides loading access to the units. Each unit shall have an electricity supply and mains water and drainage connections.

## Location

The unit occupy a prominent position on the east side of Reid Street, at its junction with French Street, and diagonally looking onto the Clyde Gateway (A728), within the Dalmarnock area which lies approximately 2 miles east of Glasgow City centre.

The units benefit from excellent motorway access with J1A of the M74 a 2 min. drive and J14 of the M8 motorway approximately 2 miles to the north.

The local area is a popular location for business and industry and is undergoing significant regeneration including residential, office and commercial development. Police Scotland HQ lies opposite and the Eastworks office and studio development. The Forge Retail Park, Emirates Arena and Celtic Park are also nearby.

Dalmarnock Train Station is a short walk from the units, offering regular and fast services to Glasgow City Centre and throughout Greater Glasgow, and bus services operate locally.




## Summary

- Rent: £17,700 - £30,000 per annum
- Business rates: Unit 4 £10,700 , Unit 5: £19,500, Unit 6 TBC
- VAT: Applicable
- Legal fees: Each party to bear their own costs

## Further information

- View details on our website
- View Microsite

## Contact & Viewings

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## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Unit - Unit 4 | 1,475 | 137.03 | Available |
| Unit - Unit 5 | 2,840 | 263.84 | Available |
| Unit - Unit 6 | 1,517 | 140.93 | Available |
| **Total** | **5,832** | **541.80** | |

## Terms

Unit 4
The premises are held on an existing 5 year lease on full repairing and insuring lease from 1st May 2025 at a rent of £17,700 per annum. The lease contains a rent review after 3 years. Our client is seeking to assign their lease or grant a sub lease on identical terms.

Unit 5
£30,000 per annum exclusive of VAT.

Unit 6
£18,204 per annum exclusive of VAT

The leases shall be drawn on full repairing and insuring terms for a minimum of 5 years.

## Rateable Value

Unit 4 - £10,700 per annum
Unit 5 - £19,500 per annum
Unit 6 - To be reassessed as it's currently a double unit, we expect the rateable value will qualify for 100% rates relief.

## Availability

Available Immediately

