Modern Industrial Unit in Courtyard Layout

Meiklewood Gate, 39 Meiklewood Road, Govan, Glasgow G51 4GB

TO LET







Meiklewood Gate
39 Meiklewood Road
Govan
Glasgow
G51 4GB

- 6,971 sq ft
- Easy access to the M8, M74 & M77 motorways
- Glasgow city centre 10 minute drive time
- Cardonald train station 10 minute walk

Colin McManus
Associate Director | Industrial & Logistics
0141 226 1035
07795 613 227
Colin.McManus@colliers.com
Colliers.com/uk/industrial

Modern Industrial Unit in Courtyard Layout

Meiklewood Gate, 39 Meiklewood Road, Govan

Location

Govan is located to the southern side of the River Clyde, 4 miles south of Glasgow city centre.

The area benefits from excellent connectivity to the national motorway network, situated near Junction 23 & 24 of the M8 motorway, Junction 1 of the M74 and Junction 1 of the M77.

Description

Summary of specification below:

- Modern industrial unit in courtyard layout
- 7 metre minimum eaves height
- 2 x vehicle access doors
- Good quality ancillary offices, although larger than the typical 5-10% of floor area
- Shared access and parking with the neighbouring office occupier
- 9 x car parking spaces

Energy Performance Certificate

The property has an EPC “B” rating.

Areas

The property extends to the following Gross Internal Areas:

Warehouse	2,891 sq ft
Offices	2,073 sq ft
Mezzanine	2,007 sq ft
Total	**6,971 sq ft**

Rates

Rateable Value: £35,750
Rates payable 2026/27 £17,196 per annum

Terms & Rent

The property is available on Full Repairing and Insuring terms at a rent of £50,000 per annum.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

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

Modern Industrial Unit in Courtyard Layout

Meiklewood Gate, 39 Meiklewood Road, Govan



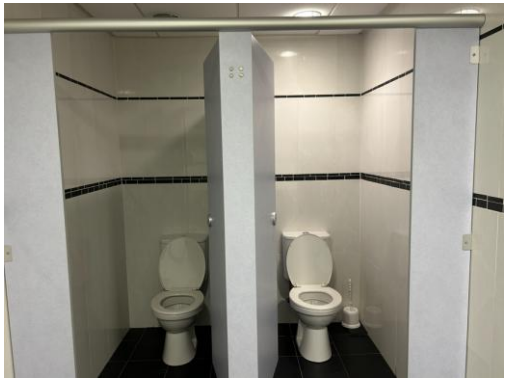








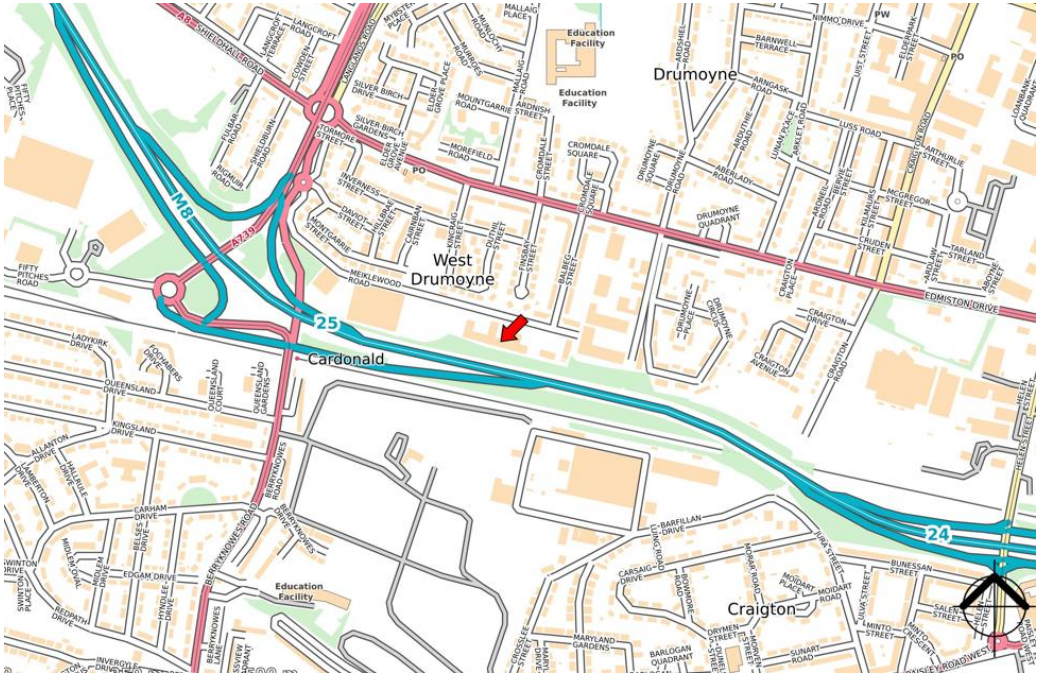


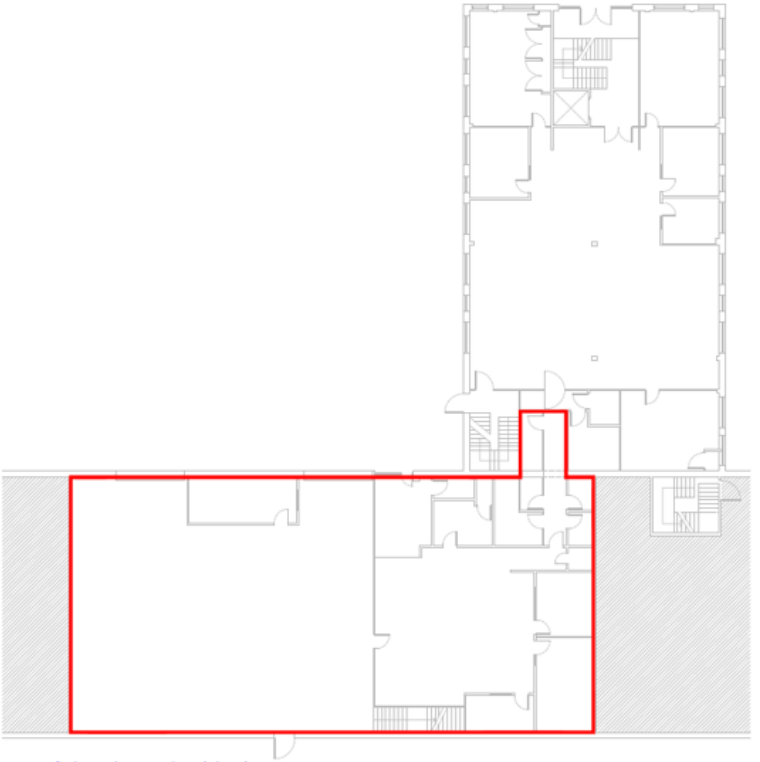




Modern Industrial Unit in Courtyard Layout

Meiklewood Gate, 39 Meiklewood Road, Govan





Ground Floor Plan - Industrial Unit

Viewing / Further Information

For further information or to arrange a viewing please contact:



Colin McManus
Associate Director |
Industrial & Logistics
+44 141 226 1035
+44 7795 613 227
Colin.McManus@colliers.com

G·M·BROWN

Gregor Brown
+44 141 212 0059
info@gmbrown.co.uk

Disclaimer
Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London W1U 1FF.