25 LOANBANK QUADRANT

GOVAN | GLASGOW | G51 3HZ

FULLY REFURBISHED

VIEW LOCATION IN GOOGLE MAPS →

TO LET

31,607 SQ FT (2,936 SQ M)

MODERN INDUSTRIAL FACILITY WITH SECURE YARD

TRADE COUNTER / WAREHOUSING / LOGISTICS / MANUFACTURING

- → Prime location with immediate access to J23/J24 of the M8
- → Glasgow City Centre - 3 miles
- → 5 miles from Glasgow International Airport

LOCATION

25 Loanbank Quadrant is situated within an established and highly accessible industrial location in Govan, which lies approximately 3 miles south west of the city centre on the southern bank of the River Clyde. The property fronts directly onto Loanbank Quadrant, with immediate access to Helen Street.

The Helen Street corridor is a well-established and popular industrial location, benefitting from excellent access to the motorway network with Junctions 23 & 24 of the M8 motorway being in close proximity, leading to the M74 south. Govan is also only 1.5 miles from the M77 motorway providing direct access to Ayrshire.

The expanding Pacific Quay Media Village is approximately 0.5 miles to the east where the BBC and Scottish Television have their Scottish studios. A number of hotels have also been built at Pacific Quay in recent years, serving Pacific Quay itself and the nearby Scottish Events Campus and OVO Hydro arena.

The north of the city can also be reached via the Clyde Tunnel, Kingston bridge and Clyde Arc (Squinty Bridge) all within a 10 minute drive of the subjects.

Surrounding occupiers in the immediate vicinity include Travis Perkins, who recently committed to a new facility on Helen Street, Fleet-Serv Mercedes-Benz, JR Group, Jewson, Morris & Spierswood, Martin Plant Hire, Howdens, Rearo Laminates, CCF and Scot JCB. The new Queen Elizabeth University Hospital lies approximately one mile to the west of the subjects. Govan Subway Station is a short walk from the premises and regular bus services operate locally, with particular emphasis being a fast link between the city centre and the new hospital.

Glasgow International Airport is located around 5 miles to the west of the subjects.

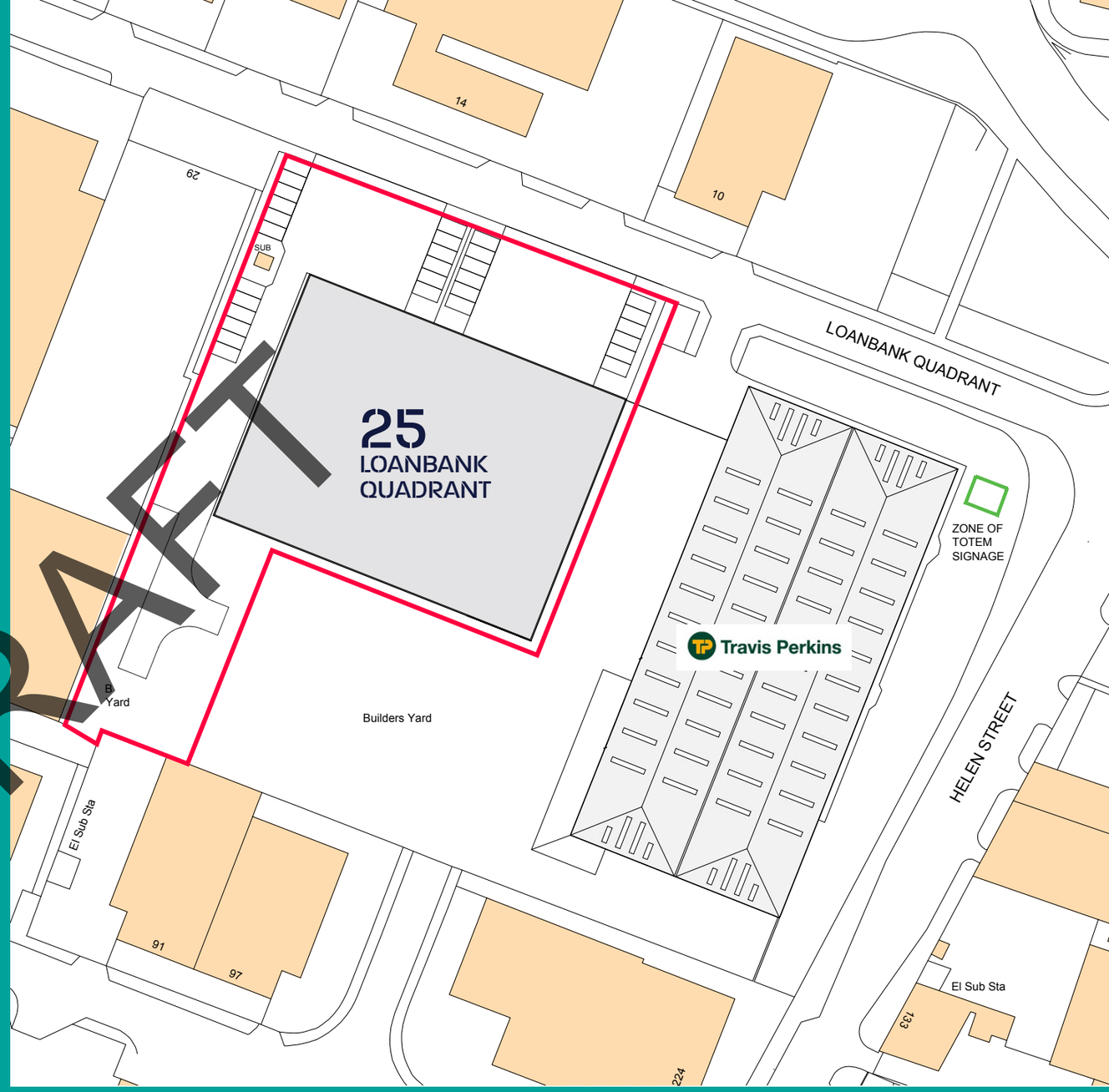
The Helen Street area benefits from a wide range amenities, including; Asda supermarket, Starbucks, McDonald's and KFC drive-thru's, B&M and Govan Cross Shopping Centre.

0.5 miles from M8 (J24) providing direct access to Central Scotland motorway network and south to M6

Approximately **2 miles** from the **City Centre of Glasgow**

A **short walk** from **Govan Subway Station** and regular bus services operate locally

Located around **5 miles** from **Glasgow International Airport**



DRAFT

SITE PLAN

GLASGOW CITY CENTRE
RIVER CLYDE
IBROX STADIUM
HOWDENS
CCF
JEWSON
FLEET-SERV
25
LOANBANK
QUADRANT
MERKLAND TANK
Travis Perkins
HELEN STREET
POWERJET
REARO
SCOTJET
DNRA
LOANBANK QUADRANT

DRAFT

DESCRIPTION

The subject comprises a modern warehouse building built in approximately 2003.

The unit is of steel portal frame construction under a double pitched profile metal clad roof. The walls are double skinned and profile metal clad.

The secure concrete surfaced yard is accessed from the West of the property. The property benefits from 3 electrically operated ground level loading doors with a new tarmac yard to the front of the property.

Staff and visitor car parking is provided to the west of the property, with 21 car parking spaces in total.

25 LOANBANK QUADRANT

Fronts Loandbank Quadrant and benefits from a new tarmac yard to the front and parking down the elevation.

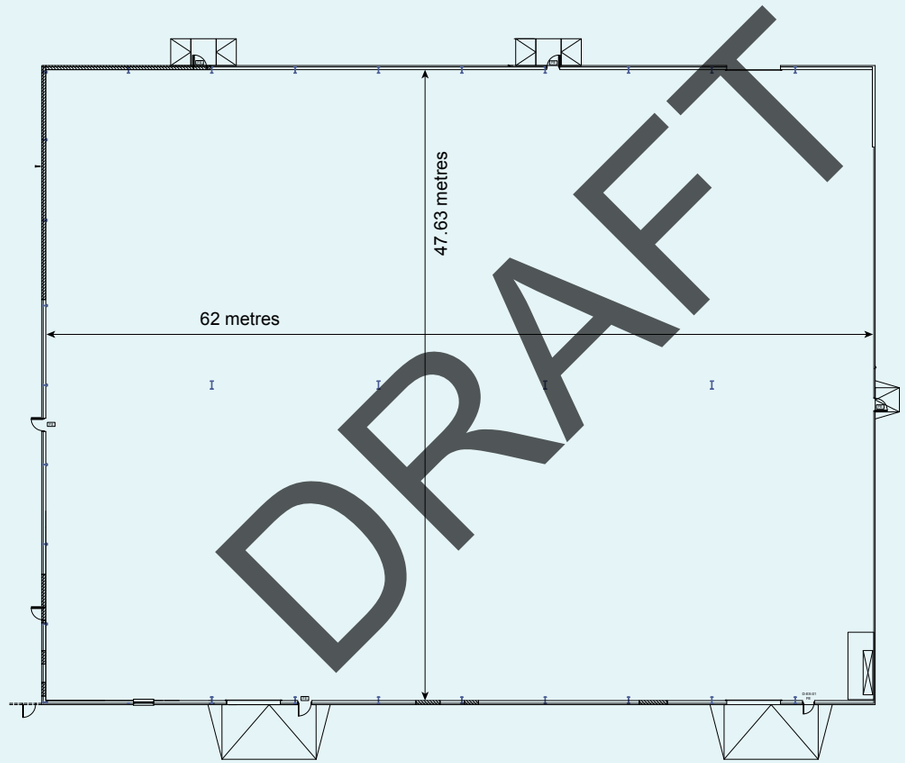
Salient features:

- New tarmac yard to front
- 3 Phase power
- 3 no. electrically operated ground level loading doors
- Eaves height of 8.0m rising to 9.0m at the roof apex
- Concrete floor
- Secure yard
- 45m yard depth
- 21 Car parking spaces
- LED lighting
- Shared totem to Helen Street for signage

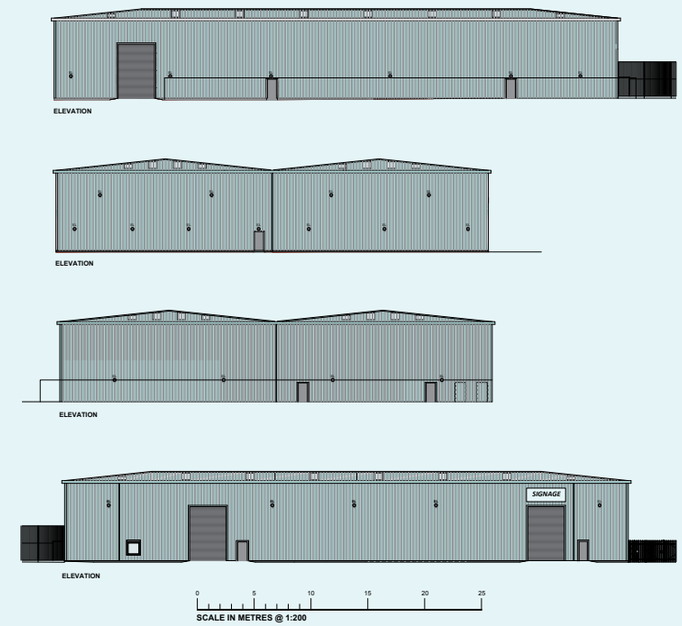
ACCOMMODATION

25 LOANBANK QUADRANT

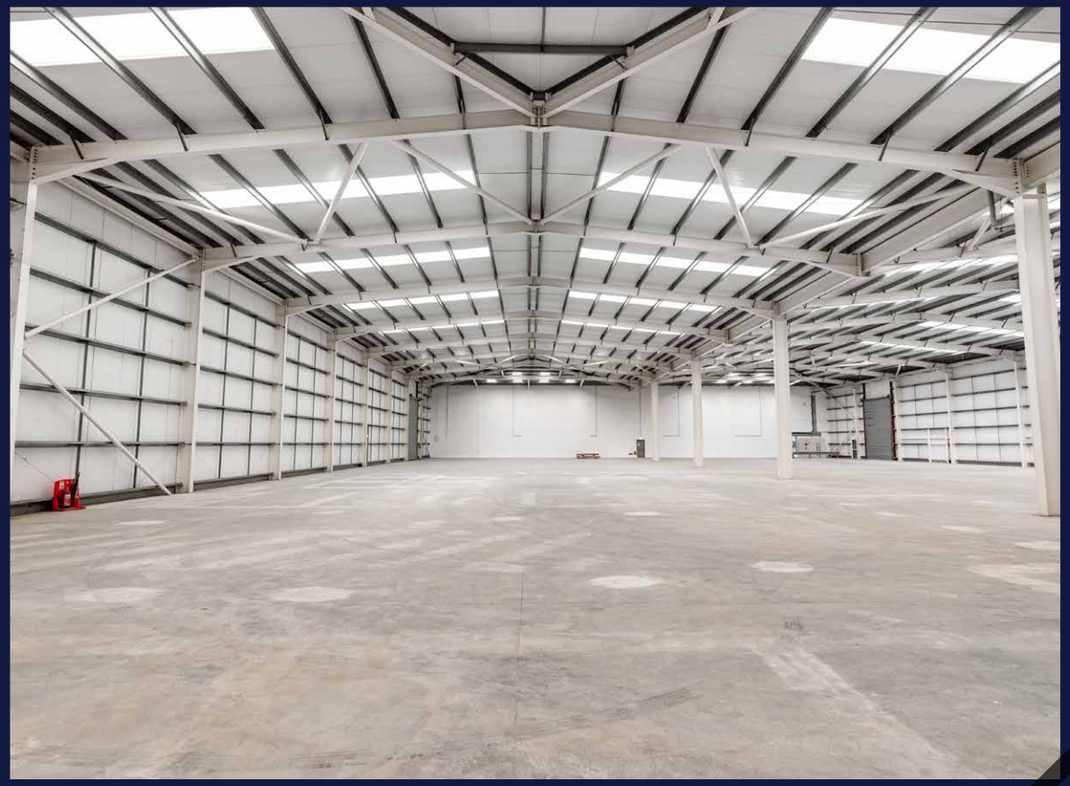
25 Loanbank Quadrant	Size (sq ft)	Size (sq m)
Warehouse	31,607	2,902.58
Total GIA (approx.)	31,607	2,902.58



FLOOR PLAN



ELEVATIONS



DRAFT

TERMS

The unit is available on a new FRI lease for a term to be agreed.

RATEABLE VALUE

Rateable Value is to be reassessed. Further details on request.

QUOTING RENT

On application through joint letting agents.

EPC

A full EPC is available on request.

VAT

Building is elected for VAT.

VIEWING & FURTHER INFORMATION

Viewings are strictly upon request from the joint sole letting agents.

Iain Davidson
E iain.davidson@colliers.com
M 07795 010 118
T 0141 226 1056

Bryce Stewart
E bryce.stewart@cbre.com
M 07920 244 328
T 0131 469 7666

James Tweedie
E james.tweedie@cbre.com
M 07502 769 446
T 0141 204 7666

Colliers
0141 226 1000
colliers.com/uk/industrial

CBRE
0141 204 7666
www.cbre.co.uk

DRAFT

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

Date of Publication & Photos: **AUGUST 2026.**
Produced by Designworks.