Ryden

TO LET

HIGH QUALITY WAREHOUSE UNITS

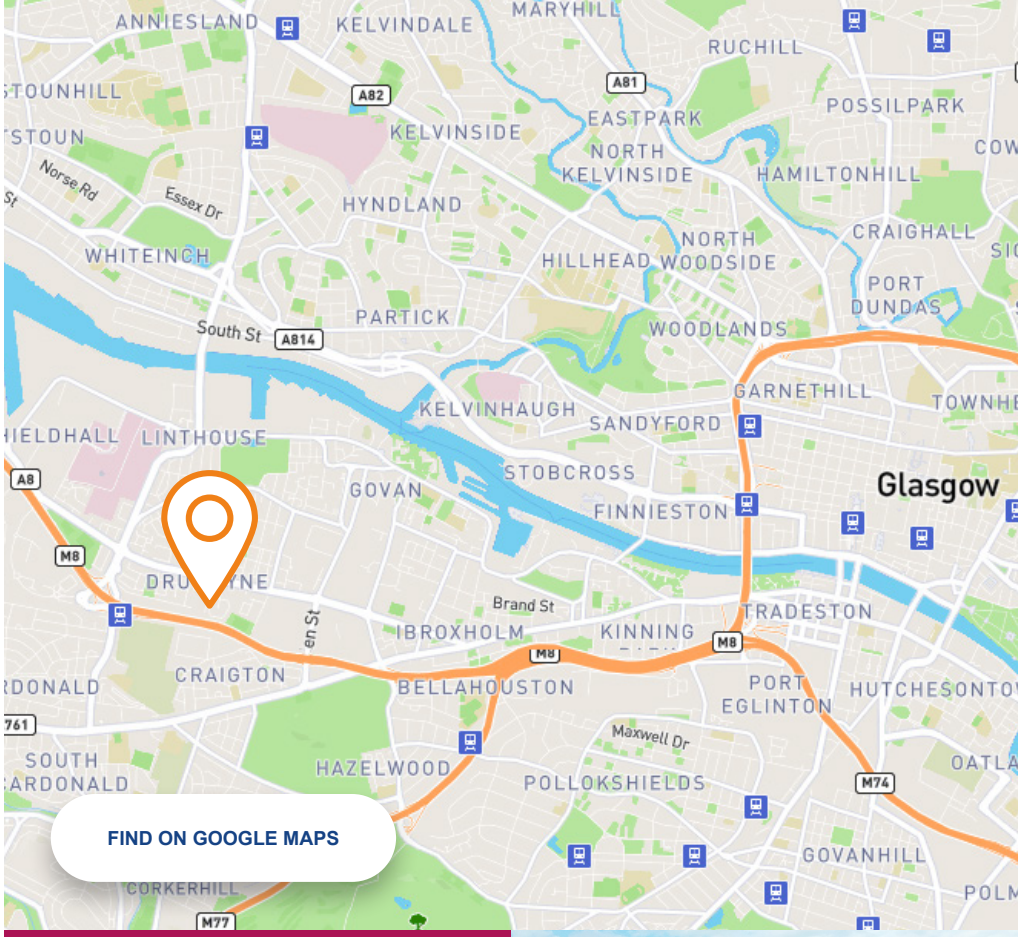
8,471 SQ FT - 19,925 SQ FT



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1B & 1C 426 DRUMOYNE ROAD GLASGOW

- RECENTLY REFURBISHED
- MODERN INDUSTRIAL UNITS
- AVAILABLE SEPARATELY OR AS A WHOLE
- YARD AREA
- VARIOUS VEHICLE ACCESS DOORS
- CLOSE TO MOTORWAYS
- AMPLE PARKING





LOCATION

The subject property is situated on Drumoyne Road, off Shieldhall Road (A739), within an established industrial and commercial pocket in the Govan area of Glasgow. The subjects lie approximately 3 miles west of Glasgow City Centre and benefit from excellent transport connectivity via the M8 & M77 motorways and Clyde Tunnel, that are all within easy reach, providing access to other areas of the city and beyond to the wider motorway network.

DESCRIPTION

The subject property comprises two interconnecting industrial units that have recently been refurbished to a high standard. The layout is L-shaped in nature with both units benefiting from direct roller shutter door and pedestrian access to the dedicated yard area. The site is secured by a gate on Drumoyne Road.

Internally the subjects benefit from high quality offices, warehouse, WCs and staff welfare amenities. Eaves height is from 5.2m to 7.5m at the highest point.

Externally, there is a tarmacadam surfaced yard as well as 13no. dedicated car parking spaces.

The units are available separately or as a whole. Any enquiries in this regard should be made via the letting agents.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
UNIT 1B	1,037	11,154
UNIT 1C	787	8,471
TOTAL	**1,824**	**19,925**

RENT

Unit 1B: £90,000 per annum

Unit 1C: £70,000 per annum (available January 2027)

LEASE TERMS

The units are available together or taken separately on Full Repairing and Insuring terms on a long lease.

EPC

Available upon request.

RATES

Effective from 1st April 2026, the units have the undernoted Rateable Values:

Unit 1B: £60,000
Unit 1C: £54,000

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.






FAB 24


Glasgow City Centre
Ibrox Stadium
ASDA
M8 East Bound
M8
MP GROUP UK
FAB 24
M8 West Bound
426 Drumoyne Road

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426 DRUMOYNE ROAD GLASGOW G51 4DA

GET IN TOUCH

Please get in touch with our letting agent for more details.

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