

# Ryden

## FOR SALE

**SUBSTANTIAL INDUSTRIAL  
COMPLEX**

**132,688 SQ FT (12,327 SQ M)**



**235 BOGMOOR  
ROAD  
GLASGOW  
G51 4SH**

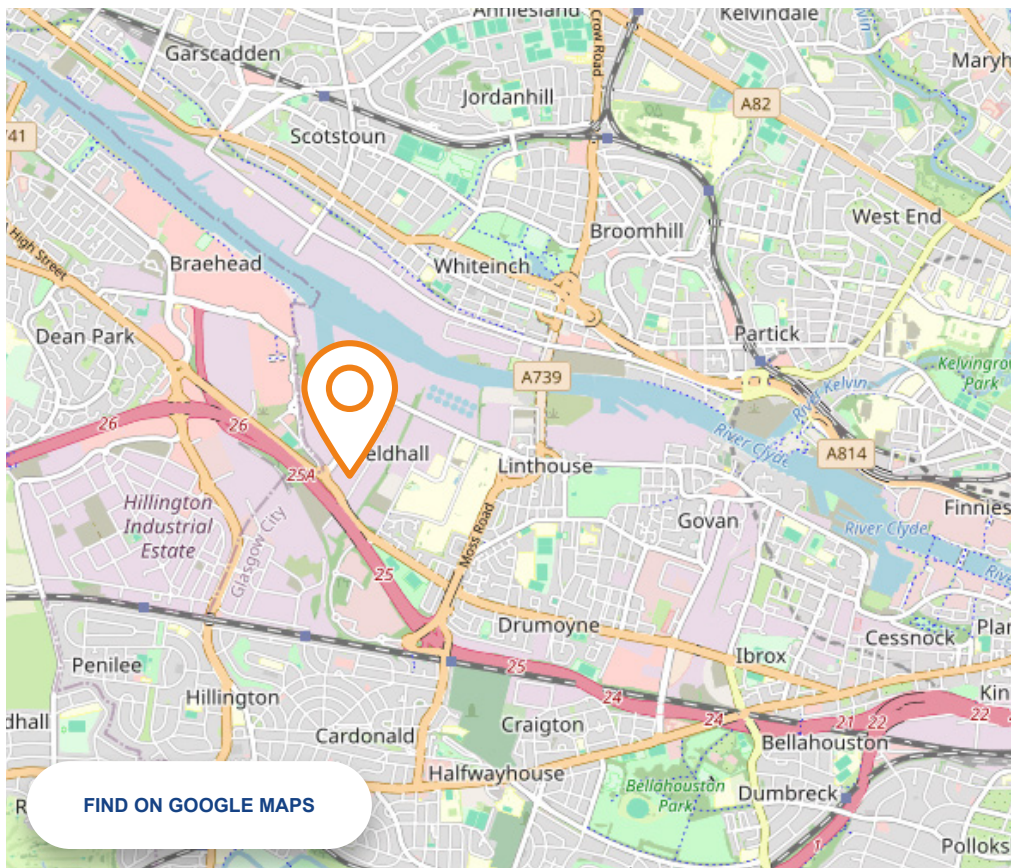
**SITE OF C. 2.69 HECTARES  
(6.65 ACRES)**

**CLOSE PROXIMITY TO  
JUNCTION 26, M8**

**RARE OPPORTUNITY TO  
PURCHASE A LARGE SITE  
WITH EXISTING BUILDINGS**

**LARGE SECURE YARD**

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## LOCATION

The subject property is situated on the eastern side of Bogmoor Road within the Shieldhall district of Glasgow, approximately 6 km (4 miles) south-west of Glasgow city centre. The surrounding area is predominantly industrial, with the Queen Elizabeth University Hospital to the east and Cardonald Park industrial/business park to the south. Nearby occupiers include industrial, logistics and manufacturing businesses together with Glasgow City Council's waste transfer station and a Tarmac recycling facility. Access is taken directly from Bogmoor Road.

## DESCRIPTION

We would briefly describe the component buildings as undernoted:-

### Main Office Block

This sits to the front of the site, immediately adjacent to Bogmoor Road, and essentially comprises four inter-connecting buildings. These buildings interconnect with a two storey building of similar construction which has a timber framed, concrete tiled roof. This building contains the main reception area from Bogmoor Road. The fourth building is effectively a two storey extension to the original two storey building.

### Former Door Kit Factory

This comprises a substantial industrial building located immediately to the rear of the main office block. It is of twin bay steel portal frame construction having external walls and roof clad with modern profiled metal cladding. Roller shutter loading doors in the western and southern elevations give access to the main yard area. The bays also connect internally by means of a series of doors within the party wall.

### Hardwood and Softwood Sheds

This comprises a substantial but older industrial building of twin bay steel frame construction with external walls comprising a combination of blockwork and timber sheeting.

The roof is clad with profiled metal sheeting. Internally, both bays provide concrete floors, blockwork/timber walls and unlined roof cladding. The hardwood shed has an extension which is essentially of lean-to construction with a steel framed roof supporting lightweight profiled sheeting. Separate access/egress is available from this building to the rear yard area. This extension itself extends further below the structural supports of the A8.

### Mill Building

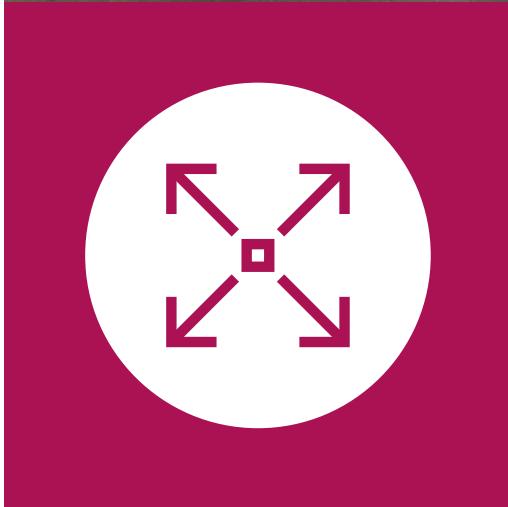
This building contains the main timber sawing equipment. It is detached and of steel portal frame construction having profiled metal cladding to walls and roof. A number of doors, including steel roller shutter loading doors, are located within the front and rear elevations. Internally, the specification comprises concrete floor, insulated wall and roof claddings, fluorescent luminaires and gas fired hot air blowers.

### X-Cut Shed / Door Store

This building is located immediately to the west of the Mill building. It is of steel frame construction having walls formed in timber sheeting and profiled metal cladding to the roof. Internally, it has a concrete floor, insulated walls and unlined roof cladding.

### A8 Storage Units

These comprise storage areas located beneath the structure supporting the A8 road, not unlike railway arches. The occupier has constructed front and rear elevations in timber and, in some instances, has separated the individual areas by means of timber stud partitions. Floors are of rough concrete and the ceilings comprise the exposed concrete slab of the A8 structure. Fluorescent lighting is provided in certain areas. We estimate that there are nine such units, one of which is only partially utilised as a vehicle/general workshop.



### M8 Storage Units

The former occupier utilised principally five open ended and open sided storage areas beneath the structure supporting the M8. They are open to the elements except for the roof cover provided by the underside of the M8 and the surface comprises generally hardcore, with the exception of the westmost unit which has a concrete surface. Each unit is fitted out with racking for storage purposes.

### Transport Bay

This building is located to the west of the M8 and comprises a steel portal frame building which is open on three sides with the fourth side comprising timber sheeting. The roof is clad with profiled metal sheeting. This building serves as the main loading bay for goods to be delivered. It has an eaves height of approximately 7m (23ft) and whilst lighting is by means of fluorescent luminaires, there is no heating. In order to be used for more traditional industrial or warehousing purposes, the open sides would require to be enclosed.

### Small Storage Building

This building is situated in the south western section of the site forming the later addition to the complex. It is of brick construction having a pitched roof clad with corrugated asbestos cement sheeting supported by lightweight steel trusses. Two electronic roller shutter loading doors are on the southern elevation, providing access to the adjacent yard area. Eaves is approx 3m. Internally, the specification is basic comprising concrete floor, brickwork walls and unlined roof cladding. Lighting is by means of fluorescent luminaires and there is no fixed heating.

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION                           | SQ M           | SQ FT         |
|---------------------------------------|----------------|---------------|
| MAIN OFFICE BLOCK                     | 5,829          | 542           |
| DOOR KIT BUILDING                     | 22,638         | 2,103         |
| HARDWOOD/ SOFT WOOD SHED              | 42,770         | 3,973         |
| EXTENSIONS TO HARDWOOD/SOFT WOOD SHED | 5,128          | 476           |
| MILL BUILDING                         | 14,088         | 1,308         |
| X-CUT SHED                            | 4,248          | 394           |
| A8 STORAGE UNITS                      | 19,200         | 1,783         |
| TRANSPORT BAY                         | 13,511         | 1,255         |
| SMALL STORAGE BUILDINGS               | 5,276          | 490           |
| <b>TOTAL</b>                          | <b>132,688</b> | <b>12,470</b> |

## PRICE

Offers over £3,750,000 plus VAT are invited for the subjects.

## EPC

Available upon request.

## RATEABLE VALUE

The subjects are entered into the valuation roll as having a Rateable Value of £236,000. The purchaser will be responsible for all local authority rates and charges levied as a result of their occupation.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser 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 incoming purchaser being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

## DATA ROOM

A data room will be prepared for interested parties to access additional documentation and supporting information in relation to the subjects. Please contact the sole selling agents to arrange access.





# FOR SALE

**SUBSTANTIAL  
INDUSTRIAL  
COMPLEX ON SITE  
OF 2.69 HECTARES  
(6.56 ACRES)**



**235 BOGMOOR  
ROAD  
GLASGOW  
G51 4SH**

# GET IN TOUCH

Please get in touch with our selling agents for more details.

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# Ryden

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