Ryden

FOR SALE

INDUSTRIAL UNIT IN CENTRAL LOCATION

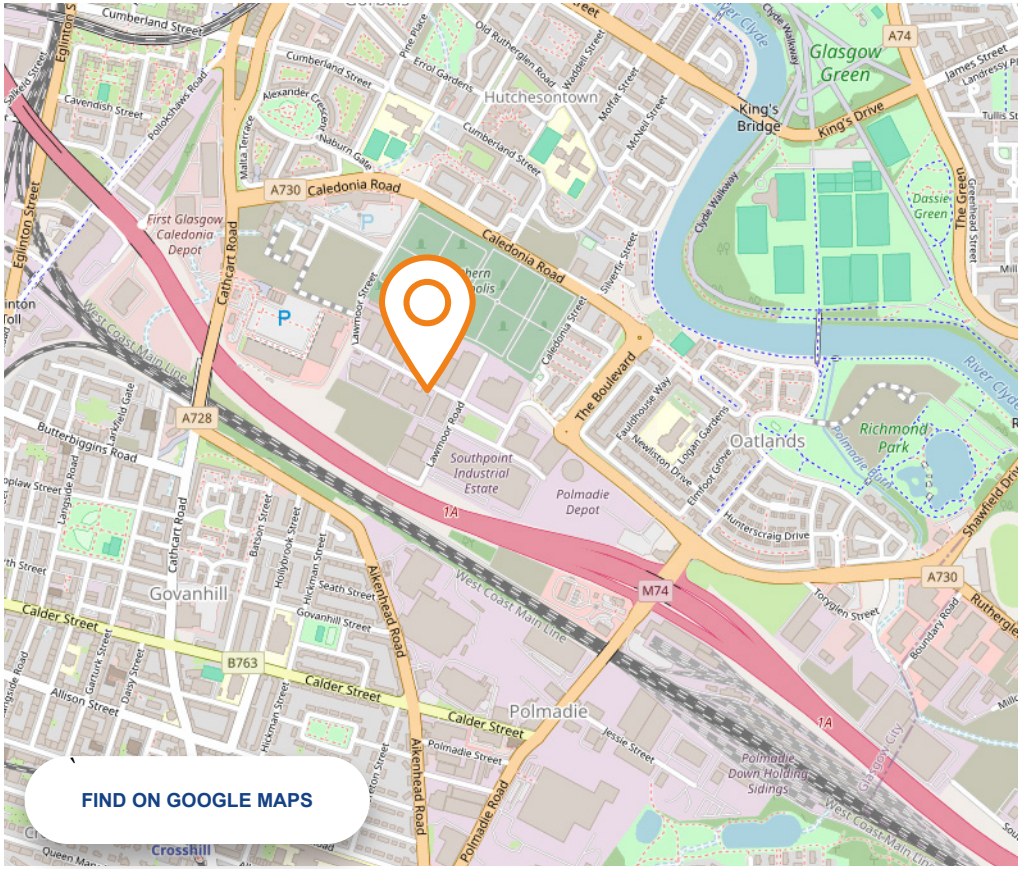
15,228 SQ FT (1,414.72 SQ M)



FIND OUT MORE AT RYDEN.CO.UK

570-576 LAWMOOR STREET GLASGOW G5 0TY

- 1 MILE FROM CITY CENTRE
- CLOSE TO M74 MOTORWAY
- ESTABLISHED INDUSTRIAL ESTATE
- YARD AND LOADING AREA
- OFFERS OVER £900,000





LOCATION

The property is located on a prominent position on Lawmoor Street within Dixon Blazes Industrial Estate, Glasgow. Dixon Blazes is a centrally located industrial estate, located 1 mile (approx. 5 mins drive) from the City Centre. Excellent road connectivity is offered as a result of its close proximity to Junction 1A of the M74 motorway, providing good access to Glasgow City Centre and Lanarkshire as well as onward to the wider motorway network.

DESCRIPTION

The subject property comprises two interconnected terraced industrial units of steel frame construction. The general layout is U-shaped with two storey offices extending out to the front around a central parking/ loading area. To the rear there is a dedicated yard and the property has also been extended to provide further warehouse/ workshop accommodation. The warehouse benefits from a concrete floor, brick and blockwork walls, with an opening between the units.

Access to the warehouse area is via a mix of manual and electric shutter doors at the front and rear of the property. There are pedestrian entrances to the offices on either side of the parking/yard area at the front.

The subjects benefit from 3-phase electricity, mains water and gas supply. PV panels have been installed on the roof of the offices to the front of the property.

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered into the valuation roll as having a Rateable Value of £76,700. The purchaser will be responsible for all local authority rates and charges levied as a result of their occupation.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE (570-572)	636.96	6,856
OFFICES | GROUND & FIRST (570-572)	155.01	1,668
WAREHOUSE (574-576)	455.95	4,907
OFFICES | GROUND AND FIRST (574-576)	166.80	1,795
TOTAL	**1,414.72**	**15,228**

TERMS

Our client is seeking offers for the Heritable (Freehold) Interest.

PRICE

Offers over £900,000.

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 ingoing purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.


BARBOUR
WARNING






BARBOUR





GET IN TOUCH

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

Tom Conway
T 07827 197 068
E tom.conway@ryden.co.uk

Ryden
33 Bothwell Street
Glasgow
G2 6NL
0141 204 3838

ryden.co.uk

570-576 LAWMOOR STREET

GLASGOW G5 0TY

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. November 2026