

For Sale

For Sale- 341 Bogmoor Road comprises an impressive standalone industrial property, situated on a site extending to approximately 2.1-acres.

- CLOSING DATE SET 12PM 23rd OCTOBER 2026
- Rarely available industrial opportunity to purchase
- Standalone unit with extensive offices and warehouse
- Large secure yard with 2 entrances
- Redevelopment opportunity
- 217kVa power supply with potential for substantial power upgrade from adjacent South Clyde Energy Centre
- 3 roller shutter doors
- Close proximity to M8

341 Bogmoor Road

Sheildhall, Glasgow, G51 4SJ

14,084 sq ft

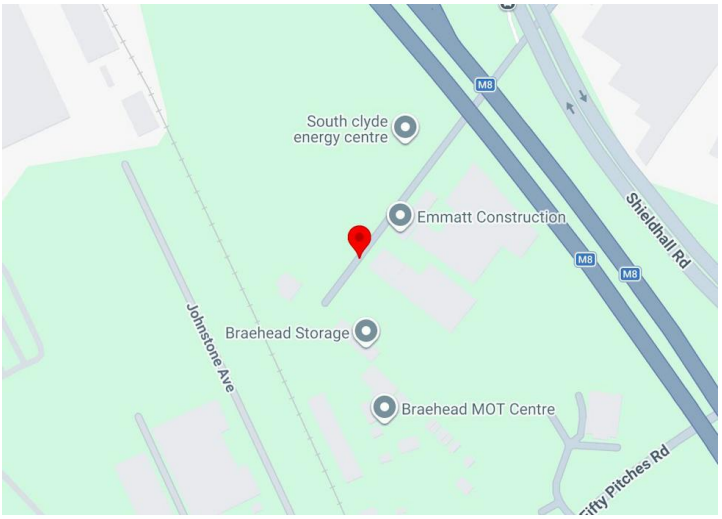
1,308.45 sq m

Reference: #384798

341 Bogmoor Road

Sheildhall, Glasgow, G51 4SJ





Description

CLOSING DATE SET FOR 12PM 23rd OCTOBER 2026.

The property is comprised steel portal frame structure and profiled metal cladding. Internally, the unit offers an expansive open-plan warehouse accommodation suitable for a variety of uses. Internal heights rise to 6.9m at the apex. Roof panels and windows along one elevation provide excellent natural light throughout the space. The warehouse is accessed via three roller shutter doors. A dedicated office/reception area features timber beam construction which would be suitable for a trade counter entrance and also offers welfare accommodation.

The offices have network wiring and power under the raised access flooring. The workshop has extensive 1 & 3 phase wiring installed around the perimeter with caballing in ducting under the epoxy resin sealed concrete floor. Heating of the Workshop can be achieved by re-installing the, unused gas fired warm air unit currently in storage. The workshop has a ring main for compressed air. The property has a fully functioning and monitored alarm system with 8 cameras monitoring the buildings and yard

The property benefits from a substantial yard which is a mixture of concrete and tarmac.

The yard extends to approximately 1-acre (measured via Promap) with scope to further increase this as some areas of the site, haven't been fully utilised. Given the total site size (approximately 2.1-acres), there is potential for redevelopment opportunities subject to planning. Please note that in the aerial image used in the listing/brochure, AI has been used to remove the contents of the yard and visual representation may differ.

The subject property is located next to the under construction, South Clyde Energy Centre. The vendor has spoken to the Energy Centre who have confirmed there may be a substantial power available for an incoming tenant. If an increased power supply is required, interested parties are to inform the selling agent who can direct correspondence to the Energy Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	11,873	1,103.04	Available
Unit - Office	2,211	205.41	Available
Total	**14,084**	**1,308.45**	

Terms

Offers over £1.2m are invited for our clients heritable interest in the site.

341 Bogmoor Road

Sheildhall, Glasgow, G51 4SJ





Location

The property is located adjacent to the M8, approximately 4 miles southwest of Glasgow City Centre. Bogmoor Road connects directly to Renfrew Road, providing efficient access to both the A8 trunk road and A739. This strategic position delivers excellent connectivity east to the Clyde Tunnel and west to Junction 26 of the M8 motorway at Hillington, facilitating distribution throughout Glasgow and Scotland's Central Belt. The property benefits from regular bus services to Glasgow City Centre, with Cardonald and Hillington East railway station located nearby.

The site occupies a well-established industrial and commercial location, with neighbouring occupiers including The South Clyde Energy Centre, JG Russell, Motus Commercials and Princes.

Viewings

Strictly by appointment via the sole selling agents.

Anti-Money Laundering

JLL are regulated by The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. In line with these
regulations, JLL must undertake due diligence checks. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Scott McPherson
0141 567 6665 | 07596 316625
scott.mcpherson@jll.com

Olivia Gizzi
+44 7840 721886
olivia.gizzi@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 02/11/2026






















PLEASE KEEP
2m APART







Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

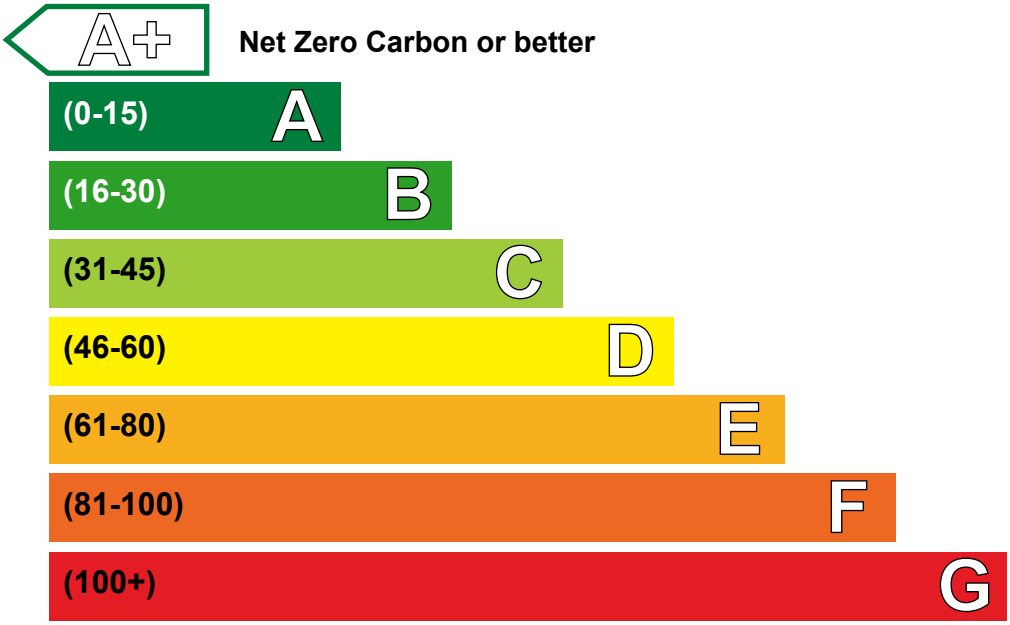
Scotland

341 BOGMOOR ROAD, GLASGOW G51 4SJ

Date of assessment:	21 July 2026	**Reference Number:**	2192-3593-6663-0000-9225
Date of certificate:	04 August 2026	**Building type:**	Office/Workshop
Total conditioned area:	1390.96m^2	**Assessment Software:**	EPCgen, v6.1.e.1
Primary energy indicator:	106 kWh/m^2/yr	**Approved Organisation:**	Quidos Ltd

Building Energy Performance Rating

Excellent



Very Poor

Approximate Energy Use:	83 kWh per m^2 per year
Approximate Carbon Dioxide Emissions:	15.17 kgCO_2 per m^2 per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO_2) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: 02 A

Recommendations for the cost-effective improvement of energy performance

1. Some walls have uninsulated cavities - introduce cavity wall insulation.
2. Some windows have high U-values - consider installing secondary glazing.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Background

This section provides additional information regarding the building and your energy assessment.

Building type:	Offices and Workshop businesses
Total useful floor area:	1391m^2
Main heating fuel:	NaturalGas
Building Environment:	HeatingandNaturalVentilation
Renewable energy source:	None
Electricity:	Grid supplied

The Recommendations Report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2.

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

Further information on the assessment process and approved software tools can be found online at: www.scotland.gov.uk/epc.

Recommendations for improvement

This section lists the improvement measures recommended on your Energy Performance Certificate and further action you can take to improve the performance of your building. These measures have been checked by your assessor as being appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period and other improvement measures.

The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under ‘other recommendations’ (see below).

Note that these recommendations do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

Implementing improvements - legal disclaimer.

The advice provided in this Recommendations Report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.

Recommended measures with a short payback period (less than 3 years)

Recommendations (short payback)	Potential Impact

Recommended measures with a medium payback period (3 to 7 years)

Recommendations (medium payback)	Potential Impact

Recommended measures with a long payback period (more than 7 years)

Recommendations (long payback)	Potential Impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM

Other measures

This section lists other measures selected by your assessor based upon an understanding of the building and/or a valid existing Recommendations Report.

Your assessor has not identified other measures for this building.

Payback period:

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

Carbon Impact:

Each measure is assigned a low, medium or high potential impact on the energy efficiency of your building. This relates to their potential to reduce carbon dioxide emissions arising from energy used in your building. For automatically generated recommendations, the carbon impact is determined by the approved software but may be adjusted by your assessor based upon their knowledge of the building. The impact of 'other recommendations' is determined by the assessor.

Comparative assessment - Feed-in Tariff

Eligibility for standard tariff for solar PV under the DECC Feed-in Tariff initiative is contingent on a minimum energy efficiency requirement being met. This requires a building to have an EPC band of D or better. Further information can be found at: www.decc.gov.uk/fits This requirement is based upon the means of determining EPC band which is used in England & Wales.

If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of D (and a rating of 97).

Requirements under section 63 of the Climate Change (Scotland) Act

From 1 September 2016, regulations require the assessment and improvement of existing non-domestic buildings with an area of more than 1,000 m². See www.gov.scot/section63 for information.

This building is subject to these regulations as it exceeds 1,000 m² in area. However, buildings with energy performance equivalent to that set by the 2002 building regulations are exempt. This EPC assessment shows that your building does not meet that 2002 standard and may require further assessment. Advice on what action is required next is available via the weblink above.

About this document

This report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

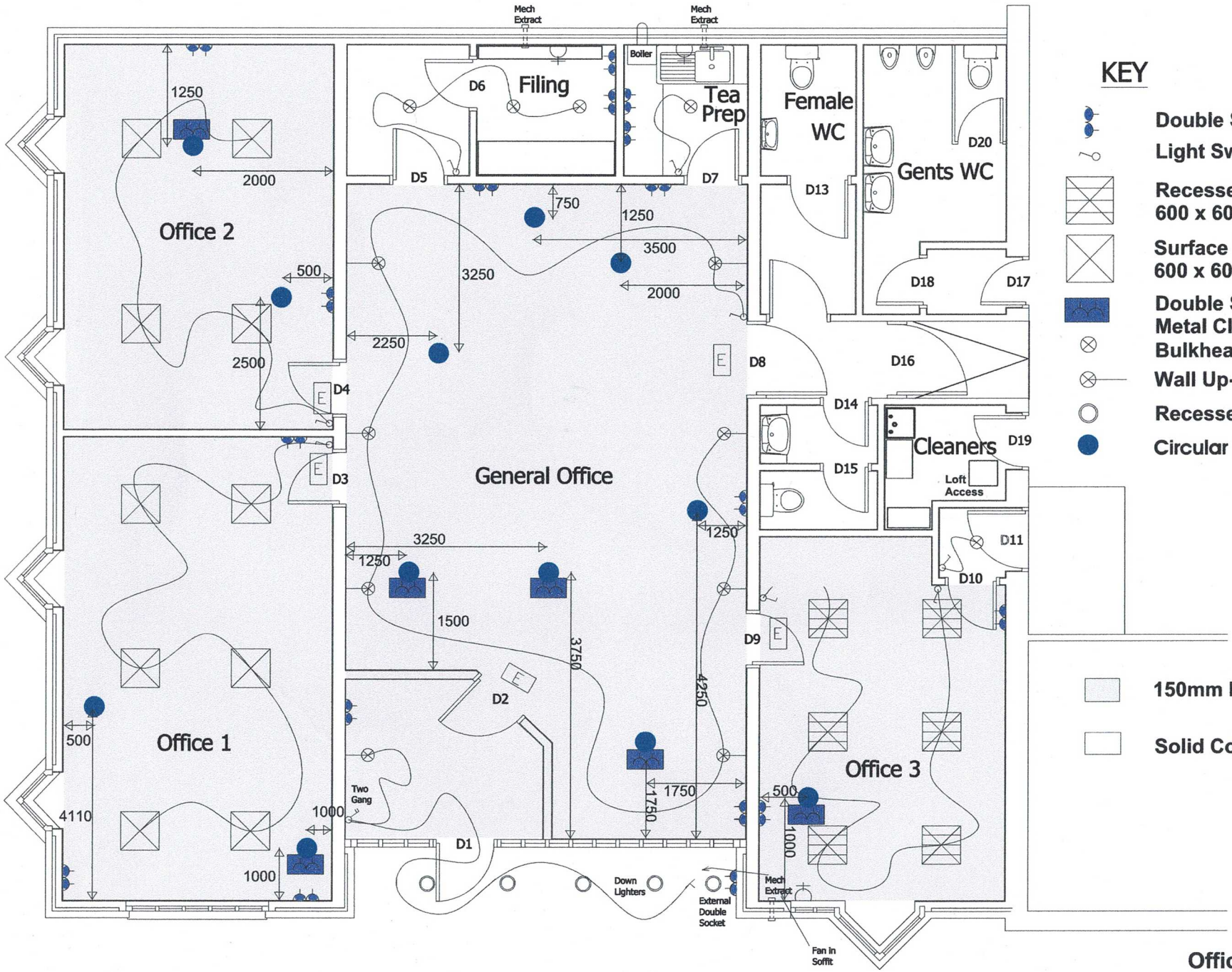
Your Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Quidos Ltd (www.quidos.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Kirk McInally
Assessor membership number: QUID206068
Company name/trading name: Nexus Energy Solutions
Address: 272 Bath Street Glasgow G2 4RJ
Phone number: 07853390335
E-mail address: kirkmcinally@hotmail.co.uk

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.



KEY

- Double Sockets
- Light Switches
- Recessed 600 x 600 Light
- Surface Mounted 600 x 600 Light
- Double Sockets in Floor Void Metal Clad
- Bulkhead 28w 2D Lights
- Wall Up-lighters Thorn 2X55W
- Recessed Spotlights
- Circular Floor Access
- 150mm Raised access flooring
- Solid Concrete floor

Office Plan Electrical Layout
341 Bogmoor Road
Glasgow G51 4SG