TO LET

High Quality Office/Industrial Unit

- Unit Currently Available At 2,250 sqft
- 1,500 sqft Coming Soon
- Final Remaining Units
- Located In Close Proximity To Glasgow City Centre
- 24 Hour Access And CCTV Security
- Large On Site Car Park
- Units Benefiting From Roller Door Access
- Rent: Upon Application

CLICK HERE FOR VIRTUAL TOUR!

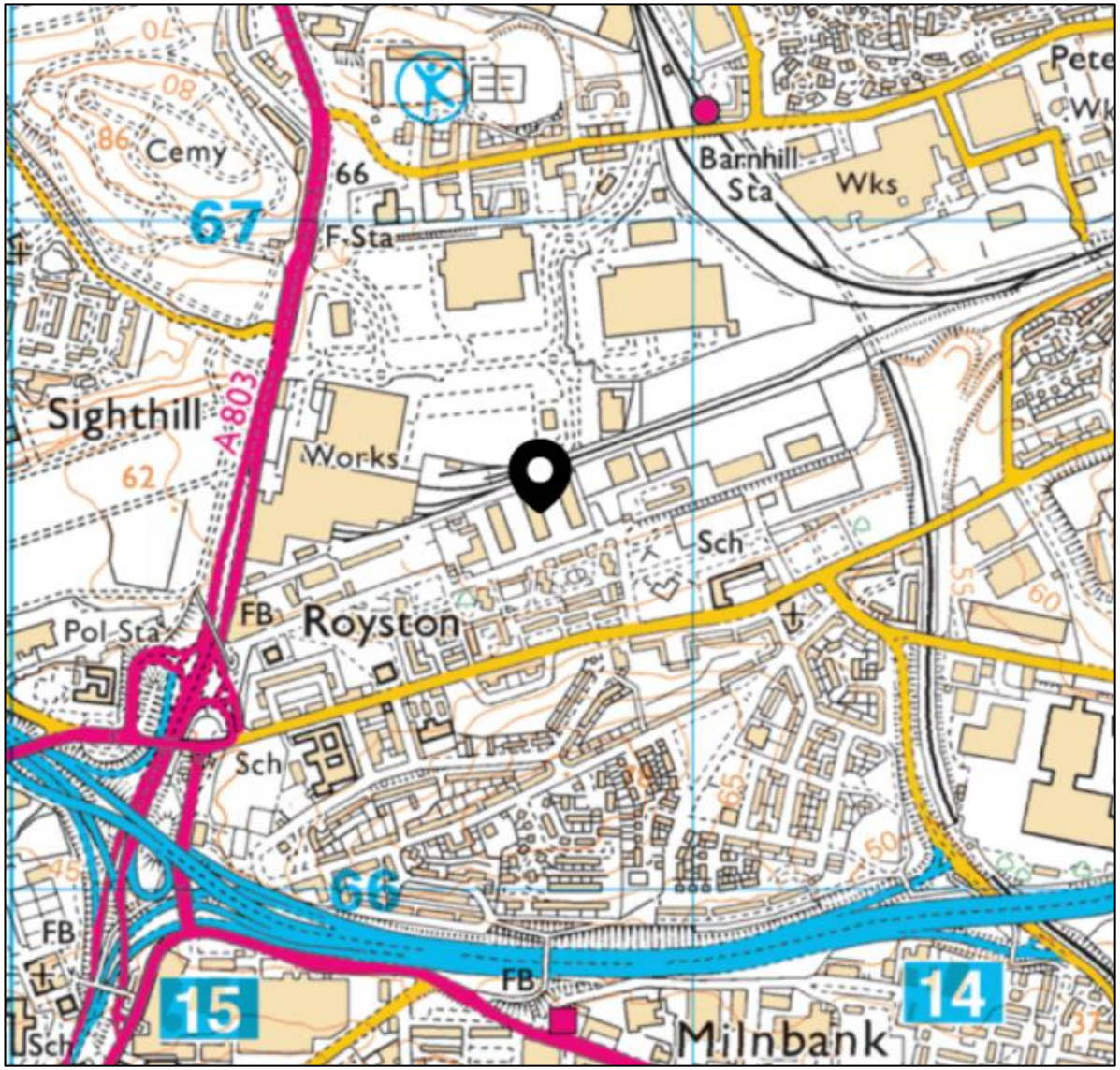


143 CHARLES STREET, GLASGOW, G21 2QA

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SHEPHERD COMMERCIAL

Location



Rosemount Business Park is located on the north side of Charles Street within the Royston area of Glasgow, approximately 1.5 miles north-east of Glasgow city centre.

Rosemount Business Park benefits from excellent road links via junction 15 of the M8 Motorway located approximately one mile to the south of the subjects. The motorway offers quick access to both Glasgow City Centre and all other motorway networks in the area.

Surrounding businesses include Tesco, Safestore Self Storage, Royston Library, Royston Primary School and Saint Roch's Secondary School are located nearby.

The area benefits from good transport links with numerous bus routes along Royston Road and Alexandra Parade and Barnhill Railway Station is located within a 20 minute walk from the subjects.

CLICK HERE FOR LOCATION

Description





The subjects comprise a variety of mid and end terraced office/industrial units within a single storey multi-let block. The building is constructed of steel frame with block infill walls, surmounted by a pitched profile metal sheet covering, incorporating translucent panels.

The units benefit from electrically operated roller shutters, protecting windows and access doors.

Additionally, the business park benefits from large on-site car parking, 24-hour secure access, CCTV surveillance and full perimeter infra-red-sensors linked to a 24-hour off-site monitoring station. There is also an onsite management suite and childcare facilities.

ACCOMMODATION

Accommodation	SQM	SQFT
M 3/13	209.03	2,250

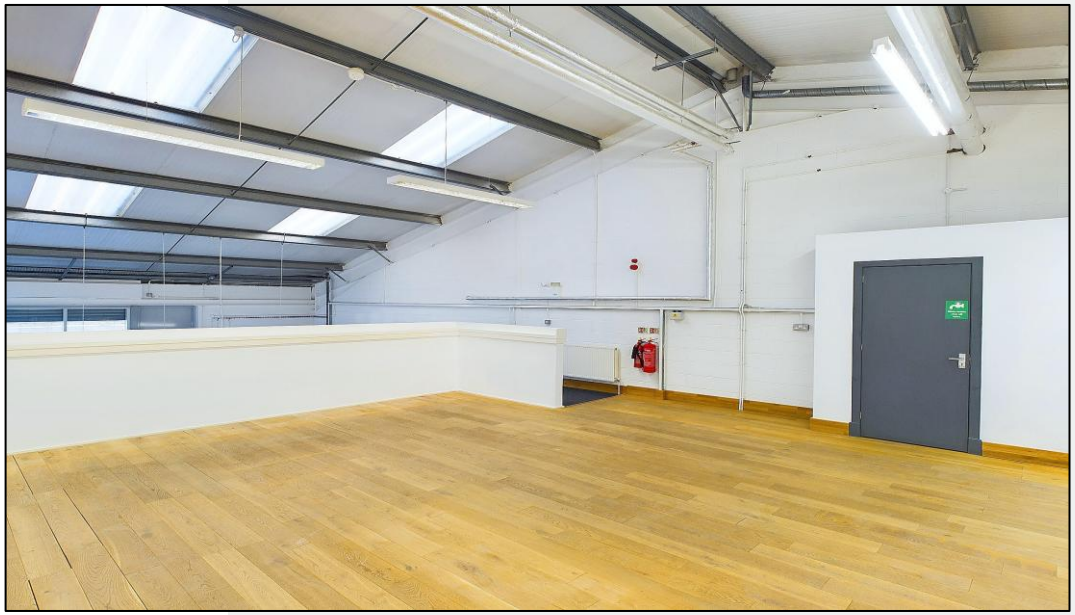
The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Photos









The Detail

RENTAL

The subjects are available on a new FRI lease with terms of negotiable duration. Further information on rent can be made available upon request.

ROSEMOUNT WORKSPACE LTD

Rosemount Business Park is owned and managed by Rosemount Workspace Ltd, who are a subsidiary of the Rosemount Development Trust and is registered not-for-profit charity, limited by guarantee.

The Trust was formed in 1989 by a group of local residents who were concerned about the high level of unemployment and poverty in Royston, Glasgow. Rosemount Business Park was completed in 1999 by Rosemount Workspace Ltd and continues to provide high quality rental space while supporting the community of Royston, Glasgow.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT

SERVICE CHARGE

All relevant service charge information will be made available upon request.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at the following rateable values:

Address	Rateable Value
Unit M3/13	£17,100

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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M: 07920 824408

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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SHEPHERD COMMERCIAL

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: March 2026.