



Well Let Industrial Unit - 10% Initial Return

Unit 8, Shawbridge Industrial Estate, Shawbridge Street, Glasgow

Location

The property is situated within a compact modern industrial development on the east side of Shawbridge Street, immediately to the north of the junction with Nether Auldhouse Road. The property is therefore well located on the south side of Glasgow and is conveniently placed in relation to access the motorway system.

The immediately surrounding occupiers including Green Image, Macallan Floor Coverings, John Jarvis Motors and The Turbo Guy while the Nether Auldhouse Retail Park is located immediately to the rear of the complex.

Description

The property comprises a compact single storey end terraced warehouse unit erected approximately 25 years ago. The building is light steel portal framed with brickwork/breeze block infill. Floors of solid concrete design and the roof is sheeted.

Accommodation

Internally the accommodation comprises a well maintained garage/MOT station, having a vehicular roller steel shutter access and a staff/customer entrance. The workshop provides unobstructed floor space, together with a small office and staff toilets.

Floor Area

1,930 sq ft (179 sq m)

Yard

Private customer/parking together with loading is available to the front of the unit.

