




**ALLIED  
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SCOTLAND**

Tel. 0141 337 7575  @Allied\_Scotland  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**FOR SALE**

**Units 1 & 2**

**144-146 Dalsetter Avenue, Glasgow G15 8TE**

- Well Presented Industrial Units with Yards
- Excellent Frontage
- GIA: 837.17 sq m (9,045 sq ft)
- Units Held on Two Ground Leases

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

Drumchapel is located to the west of Glasgow city centre, to the east of Knightswood and to the northwest of Clydebank. The area has undergone significant regeneration in recent years establishing a much improved residential and commercial location.

The property is situated on the north most side of Dalsetter Avenue at its junction with Duntreath Avenue and next to The Edrington Group. It enjoys an extremely visible position fronting a busy arterial route and forms part of the principal industrial area made up by a mix of varying sized industrial and office buildings.

## DESCRIPTION

The property comprises two well-presented inter-connecting terraced industrial units forming part of a terrace of four units with a shared parking area to front and surfaced yard to rear.

## ACCOMMODATION

The accommodation comprises a mix of open plan and private offices, toilets, kitchen, workshop/ warehouse space and two mezzanine levels.

## FLOOR AREA

Unit 1: 399.04 sq m (4,296 sq ft)  
Mezzanine: 184.83 sq m (1,990 sq ft)  
Total: 583.87 sq m (6,286 sq ft)

Unit 2: 239.14 sq m (2,574 sq ft)  
Mezzanine: 17.16 sq m ( 185 sq ft)  
Total: 253.30 sq m (2,759 sq ft)

**Total Area: 837.17 sq m (9,045 sq ft)**

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

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[grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll as follows:

Unit 1: £27,750  
Unit 2: £13,600

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – D

## TENURE

The property is held on two ground leases which include full repairing and insuring terms at a combined rent of £7,575 p.a. There is a five year rent review provision, the next review due on 28th May 2021 and the leases expire on 28 May 2069.

## TERMS

Our client is seeking offers in excess of £180,000 (One Hundred and Eighty Thousand Pounds) for their leasehold interest.

## VAT

Prices are quoted exclusive of VAT.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.

