

Industrial Yards / Development Sites

200 Carmichael Street, Glasgow G51 2QU

Colliers

For Sale / May Lease

Available in Whole or Parts



200 Carmichael Street

Glasgow
G51 2QU

- 1.70 acres (0.69 hectares)
- 8,606 sq ft offices (800 sq m)
- Rare opportunity for owner occupation in the Ibrox area
- Prime location for industrial development
- Office accommodation with generous yard area
- Potential for refurbishment or redevelopment
- Offers in excess of £525,000 or alternatively available to let at £76,000 per annum

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Location

The property is located in the Ibrox area of Glasgow. It is a well-established industrial area with excellent motorway links. Junction 23/24 of the M8 is located 0.7 miles south of the property, junction 1 of the M77 is 1.6 miles south and junction 1 of the M74 is 1.7 miles east.

Description

The property is comprised of two industrial sites, split by a separate ownership between. Site 1 has two office buildings, one single storey and one two storey. There are elevations from former industrial buildings on part of the site. The site has 3 points for vehicular access off Carmichael Street and Fairley Street and a pedestrian access point from Copland Road. Site 2 has 2 points for vehicle access and one pedestrian access point from Copland Road. Both yards are mainly concrete surfaced and secured by a mix of brick walls and steel palisade fencing.

Size

Site 1: 0.83 Acres (0.34 Hectares)
with 8,606 sq ft office accommodation (800 sq m)

Site 2: 0.87 Acres (0.35 Hectares)

Total Site Area = 1.70 Acres (0.69 Hectares)

Rateable Value

The sites are entered in the Valuation Roll as follows:

Site 1

200 Carmichael Street	Yards etc	RV £30,750
133 Copland Road	Store etc	RV £18,000

Site 2

51 Woodville Street	Yard	RV £11,900
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Price / Rent

Offers in excess of £525,000 are invited for the heritable interest or alternatively the sites are available for lease at £76,000 per annum.

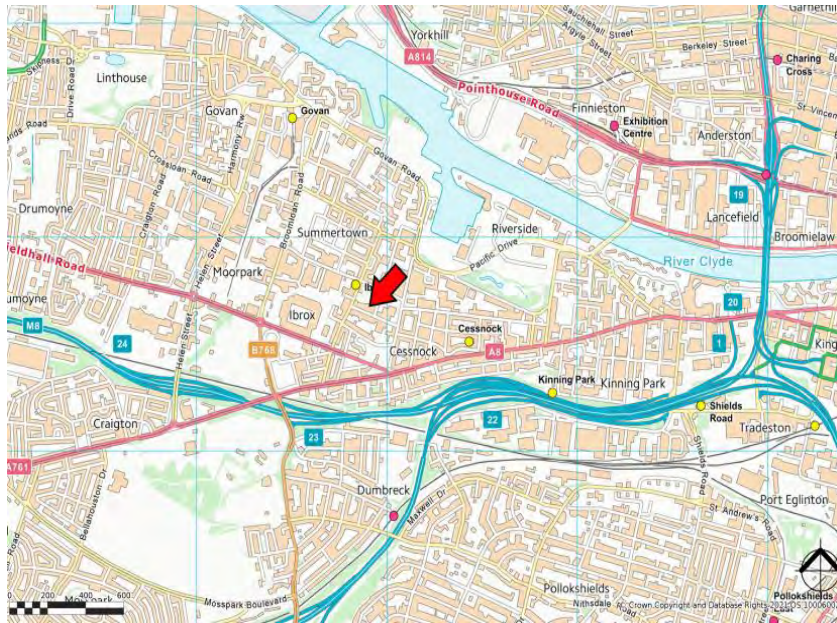
VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Glasgow



Viewing / Further Information

For further information or to arrange a viewing please contact:



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