

PORT DUNDAS TRADING ESTATE

North Canal Bank Street, Glasgow, G4 9XP



Key Highlights

- Light industrial units with availability between 1,905 and 4,317 sq ft
- **Within 1.6 kilometres (1 mile) of Glasgow City Centre** and less than 1 kilometre (0.6 miles) from junction 16 of M8 motorway
- Electrically operated roller shutter loading doors
- The units provide an eaves height of approximately 6m, which allows for good storage capacity if racking is installed
- Communal parking and spacious yard area is provided to the rear
- **Circa 1,600 new homes, a school, retail and commercial facilities are currently being developed on the two nearby development sites** – Dundas Hill and Sighthill

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[savills.co.uk](https://www.savills.co.uk)

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Location

The premises are located on North Canal Bank Street in the Port Dundas area of Glasgow, north of the M8. Port Dundas Trading Estate offers superb connectivity with J16 of the M8 situated 0.6 miles to the south.

The location benefits from good public transport links with multiple bus routes operating nearby offering services to the city centre and Queen Street station is situated 1 mile to the south west. The Trading Estate benefits from good local amenity being in close proximity to both Glasgow's City Centre and Glasgow Fort, which boast a number of restaurant and retail operators.

Description

Port Dundas Trading Estate forms an 11-unit single terraced industrial estate in the Port Dundas area of Glasgow, just north of Glasgow's city centre.

The units provide modern light industrial space. Each unit has pedestrian access to the front and both pedestrian and vehicular access via electrically operated roller shutter doors to the rear. The units are of steel frame construction under a pitched roof with walls clad in profiled metal sheeting and brickwork. The flooring throughout is concrete and there is a communal yard with associated car parking at the rear of the unit.

Each unit affords office, ancillary storage space, kitchen and WCs.

Nearby occupiers include Pinkston Watersports, Fleet Factors and Biffa.

Accommodation

Units are available between 176.98 - 401.06 sq m (1,905 - 4,317 sq ft).

Energy Performance

EPCs are available on request.

Rateable Value

The ingoing tenant will be responsible for the payment of local authority rates in the usual manner. Further information can be found at www.saa.gov.uk

Lease Terms

Terms on Application.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole letting agents. Contact the sole advisers:-

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Dundas Hill

Dundas Hill is a former distillery site of approximately 15 acres located in the Port Dundas area of Glasgow, immediately to the north of the city centre and owned by Scottish Canals. Key features include:

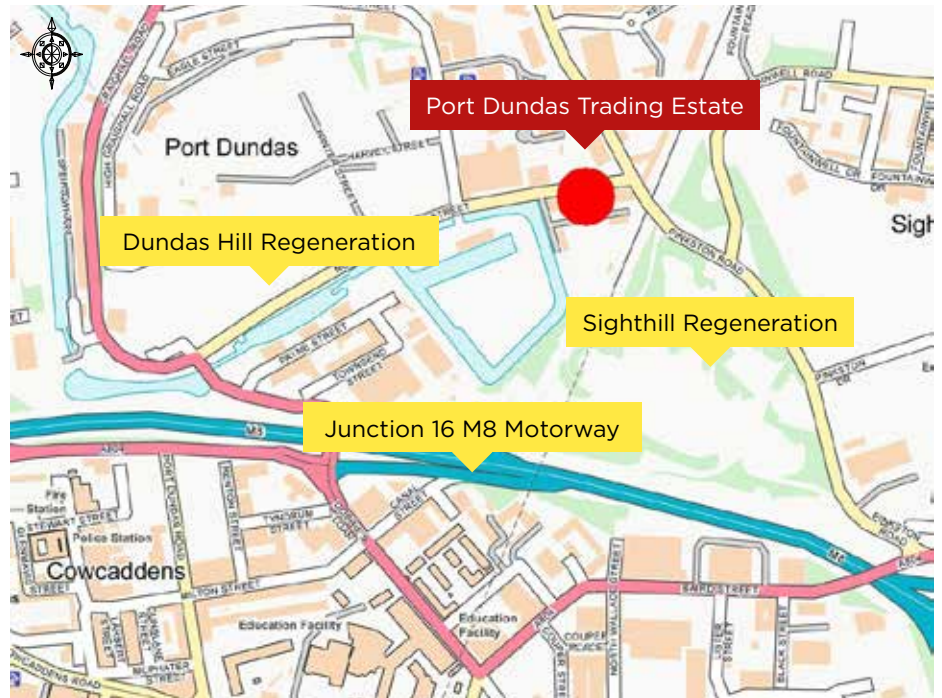
- 600 new homes
- High density/urban custom housing
- Land Art Generator Initiative to provide public art project space

Sighthill Regeneration

On the opposite side of the railway to the subject property is the Sighthill Regeneration Area. The following is proposed and under-way as part of this regeneration project:

- New school campus
- 826 new homes for sale and rent
- Student accommodation
- Retail and commercial facilities
- New pedestrian footbridge across the M8 (completion 2020)

By the end of 2019 the majority of the road infrastructure will be open and operational which will greatly increase the passing traffic at Port Dundas Trading Estate.



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