

FOR SALE

125 BALMORE ROAD, TORRANCE, G64 4AF

CONCRETE PILE MANUFACTURING DEPOT ON LARGE SECURE SITE

25,027 SQ FT ON 11.43 ACRES



On the instructions of:-

Balfour Beatty
Ground Engineering

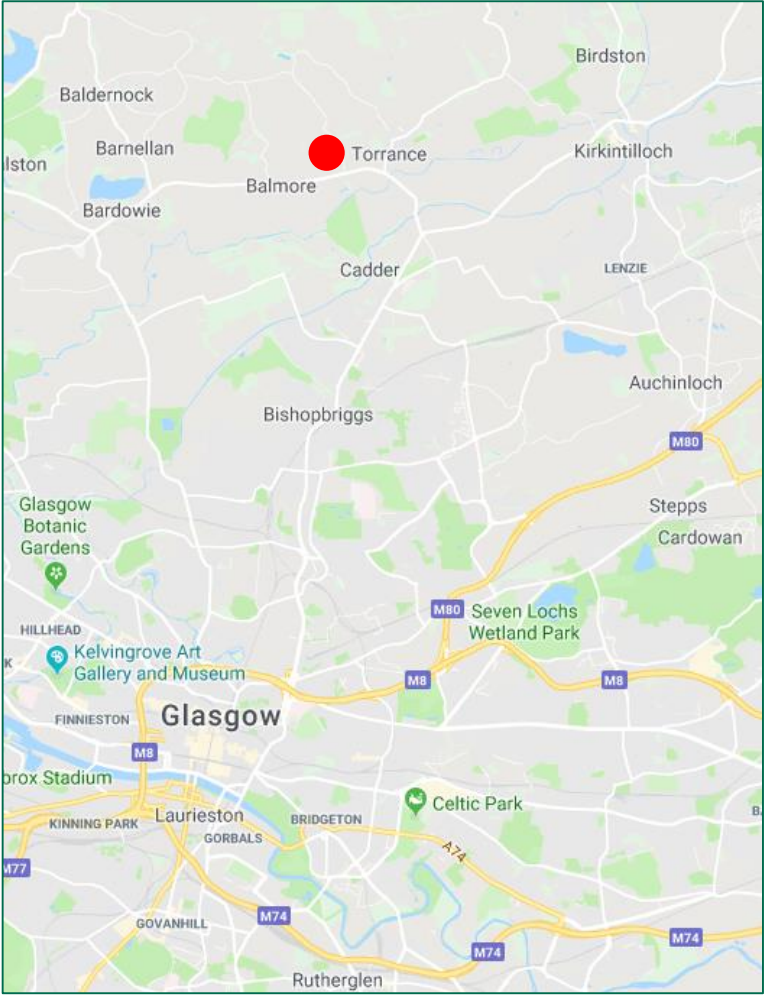
PROPERTY SUMMARY

- + Concrete Pile manufacturing depot
- + Factory of 13,807 Sqft
- + Workshop of 4,568 Sqft
- + Two storey modular offices of 6,652 Sqft
- + Large Areas of concrete hardstanding
- + Additional external storage / expansion land
- + External travelling gantry crane on concrete surface
- + Secure site with floodlighting and CCTV
- + Large site of 4.64 Hectares (11.46 acres)
- + Offers invited in excess of £1.1million



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WAREHOUSE, WORKSHOP ON LARGE SECURE SITE



LOCATION

The site is situated to the north of Balmore Road (A807), immediately east of the village of Balmore and west of the village of Torrance, in the East Dunbartonshire Council area. Torrance is a small village situated 9 miles to the north of Glasgow City Centre.

The site is well situated to service Glasgow and Scotland as a whole.

Key drive times are noted below:-

Location	Distance	Minutes (by Car)
Glasgow	9.6 miles	20 min
Edinburgh	50.3 miles	1 h 15 min
Aberdeen	145 miles	2 h 45 min
Carlisle	100 miles	1 h 45 min
Stirling	23 miles	35 min
Glasgow Airport	13 miles	25 min

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DESCRIPTION

The subjects comprise a relatively uniform, rectangular site with a variety of surfaces, including concrete hardstanding, compacted hardcore and tarmacadam. There is a modern steel portal frame factory building situated centrally within the site, adjacent to a concrete batching facility. There is an additional, smaller steel portal frame workshop to the north east corner of the site and a two storey modular office building situated on the southern section of the site. The remainder of the site is currently used for open storage. There are two large areas of car parking providing ample parking for staff and visitors to site. There are external floodlights, CCTV monitoring cameras and perimeter fencing

Factory

The Factory building is of steel portal frame construction upon a concrete slab with external walls built of blockwork walls to dado height and metal sheet cladding above and at roof level. The eaves height is 6.9 metres and the apex height is 10.9 metres. Natural light is by translucent roof panels and there are additional sodium pendant light fittings. There are four electronically operated roller shutter doors of varying widths and heights. There are shunting tracks at ground level which connect to the external gantry travelling crane. The Factory lies adjacent to a concrete batching facility and yard.

Factory External



Factory Internal



Workshop

The Workshop building is of steel portal frame construction upon a concrete slab floor with blockwork walls to dado height and metal sheet cladding above. The eaves height is 7.7 metres and the apex height is 8.5 metres. Internally there is a gantry crane with a 6 tonne lifting capacity. Natural light is by translucent roof panels and there are additional sodium pendant light fittings. There are two electronically operated roller shutter doors

There is a separate external yard associated with the workshop building.

Workshop External



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Modular Offices

There is a two storey modular office block on site, providing a combination of cellular and open plan offices, meeting and welfare facilities. The internal specification provides for a carpet tiled floor, perimeter trunking, LG7 Lighting and air conditioning.

Modular Offices



External Gantry Crane

There is a large external travelling gantry crane with a 10 tonne lifting capacity which has a span of approximately 30 metres, in addition to approximately 10 metre side spans. The crane runs on rails of approximately 100 metres across a large area of concrete surfacing.



ACCOMMODATION

We estimate the various buildings on site to have the following Gross Internal Areas:-

BUILDING	SQ FT	SQ M
Factory	13,807	1,282.73
Workshop	4,568	424.41
Modular Offices	6,652	617.92
TOTAL	25,027	2,325.06

SITE AREA

We estimate the gross site area extends to 4.64 Hectares (11.46 acres), or thereby, as shown below:-



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LOCAL AUTHORITY RATES

The subjects are entered in the Valuation Roll as follows:-

+ Factory:	£129,500
+ Batching Plant:	£22,250

TENURE

Heritable Interest

PLANNING & USE

We understand that the site has a Sui Generis use class at the moment, but with consent for Class 4 General Industrial being suitable. Parties considering alternative uses should make their own enquiries to East Dunbartonshire Council.

DISPOSAL TERMS

We are instructed to seek offers in excess of £1.1m for the Heritable Interest in the site, with the benefit of the existing consented use.

CONTACT **US**

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