

For Sale

1 to 4.35 Acres
(0.40 Ha—1.76 HA)

Prime Development Plots

Clyde Gateway East
Business Park
London Road
Glasgow
G32 8RB



Key highlights:

- ◆ **Strong occupier demand for this location**
- ◆ **24/7 on-site security;**
- ◆ **Prominent roadside frontage onto London Road;**
- ◆ **Local facilities include KFC, McDonalds, Premier Inn and Storage Vault;**
- ◆ **Within a prime established Industrial Estate;**
- ◆ **Immediate access to the motorway network at Junction 2A of the M74**

Description

This is a rare opportunity to purchase 3 prime development plots within an established industrial estate in an excellent strategic location. Plots 1 and 3 enjoy highly prominent frontage to London Road with imposing positions either side of the estate's main entrance, Plot 2B is located towards the south west.

Main utilities are installed and available for connection within the infrastructure.

Plot Sizes

In accordance with the RICS Code of Measuring Practice (Sixth Edition), the approximate site areas of the plots are detailed below:

Description	Acres (Gross)	Hectares
Plot 1	1.93	0.78
Plot 2B	1.43	0.58
Plot 3	0.99	0.40

Planning

In keeping with the estate masterplan the Plots have planning consent for Use Classes 4, 5 & 6.

Plot 3 may also be suitable for Class 3 use, subject to planning consent.

Further details are available on request.

Tenure

Heritable interest (Scottish equivalent of English Freehold)

Estate Management

Estate management of the Business Park is governed by a Deed of Condition with proprietors responsible for a proportional share of common service charges.

VAT

We confirm the property is VAT elected.

Roads Adoption

The vendor is currently finalising the Roads Adoption process with the Local Authority and will undertake to bring this process to conclusion. For further information please contact the selling agents.



View looking East



Description	Acres
Plot 1	1.93
Plot 2B	1.43
Plot 3	0.99

Quoting Terms & Further Information

On behalf of our clients, Clyde Gateway Developments Limited, we are instructed to invite offers for the benefit of our client's heritable interests in these plots, either on an individual or a collective basis.

Viewing and further information

Pete Harding
Associate Director

Tel: 0141 305 6314

Mob: 07920 812 029

Email: pete.harding@avisonyoung.com

Paul Broad
Director

Tel: 0141 305 6382

Mob: 07921 933 666

Email: paul.broad@avisonyoung.com



Avison Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.