

# INDUSTRIAL INVESTMENT

38 WELLBECK ROAD, DARNLEY INDUSTRIAL ESTATE, GLASGOW G53 7RG

**FOR SALE**  
11,042 sq ft (1,026 sq m)



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## LOCATION

The property is located in the Darnley area of Glasgow, 7 miles south west of Glasgow City Centre.

The area is well served by the motorway network, with junction 3 of the M77 providing convenient access approximately 0.70 miles from the property.

The property is also located 7 miles south of Glasgow International Airport.

## DESCRIPTION

The property comprises a steel frame industrial building with brickwork elevations (part profile metal clad) with two storey offices, a single vehicle access door and a tarmac surfaced yard with steel palisade fencing. The minimum eaves height for the original building is 4.60m and 5.50m for the extension.

## FLOOR AREAS

The property extends to the approximate Gross Internal Areas:

	SQ FT
Original Warehouse	2,975
Original Offices – Ground	551
Original Offices – First	547
Original Mezzanine Storage	1,750
Extension Unit	5,296
<b>TOTAL GIA</b>	<b>11,042</b>

## RATES

The property is currently entered in the Valuation Roll at a Rateable Value of £40,000 and is described as a store.

## LEASE SUMMARY

The lease is between Stretford Limited and Trimite Limited from 11 May 2007 to 10 May 2022. The passing rent is £36,700 per annum. The rent has not increased since the start date. Rent reviews are 5 yearly.

## TENURE

The Heritable interest in the property (Scottish equivalent of English Freehold) is available for sale.

## PRICE

Offers in the region of **£475,000** are invited for the benefit of the heritable interest in the property.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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