

TO LET / MAY SELL OPERATIONAL RAIL MAINTENANCE DEPOT

**240,357 SQ FT /
22,329.7 SQ M**

- Total site area of 16.63 acres (6.73 Ha)
- Direct rail links into most bays
- Significant power capacity
- Variety of overhead crange
- Eaves heights of 6.77 - 9.48 metres
- Available for new lease, 50,000 - 240,357 sq ft

SPRINGBURN RAIL DEPOT

**79 CHARLES STREET
GLASGOW G21 2PS**



JLL CBRE

SPRINGBURN RAIL DEPOT



GLASGOW CITY CENTRE

GLASGOW ROYAL INFIRMARY

M8

J15

POLICE SCOTLAND

DOUGLAS PARK BMW

J16

SIGHTHILL TRA

SPRINGBURN ROAD (A803)

LIDL

TESCO

COSTCO

ROYAL MAIL

HOME BARGAINS

ROSEMOUNT BUSINESS PARK

CHARLES STREET

ROYSTON ROAD

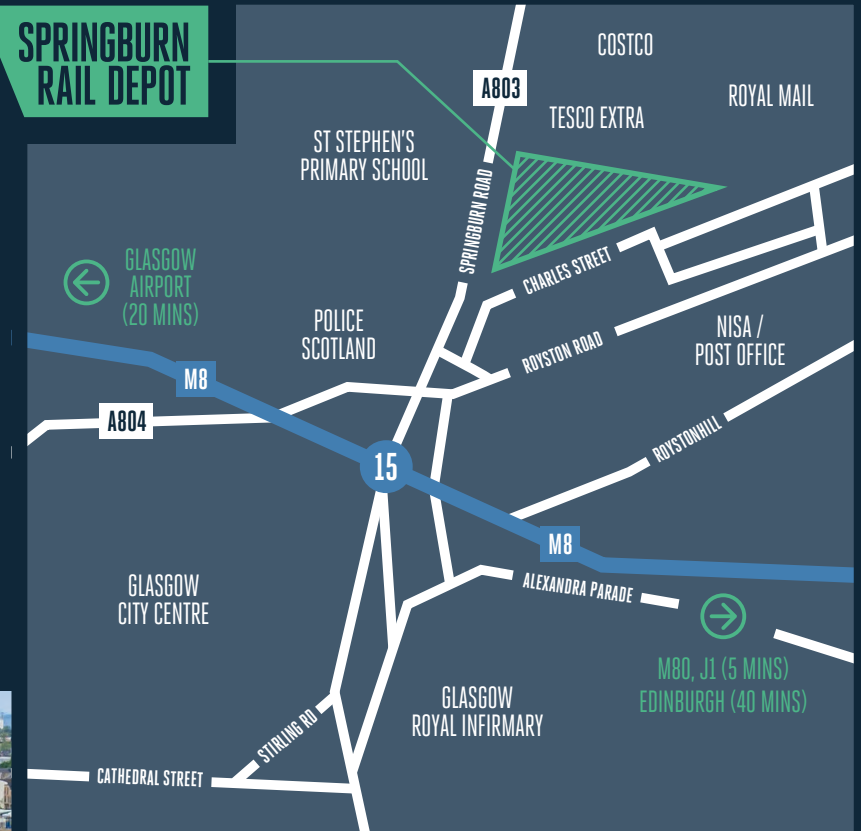
LOCATION

Charles Street is situated in Springburn, approximately 1 mile to the north east of Glasgow City Centre with Junction 15 of the M8 motorway only a short distance from the property.

Barnhill Railway Station is a short walking distance to the north east of the property and there are a number of bus stops on Royston Road linking the surrounding area.

Other industrial occupiers on Charles Street include **SafeStore**, **Glasgow City Council**, **Palmers Scaffolding**, **PERI Ltd** and **Fairline Coaches**. There is a retail park to the north of the property, with occupiers including **Tesco Extra**, **Lidl**, **Costco** and **Home Bargains**.

SPRINGBURN RAIL DEPOT



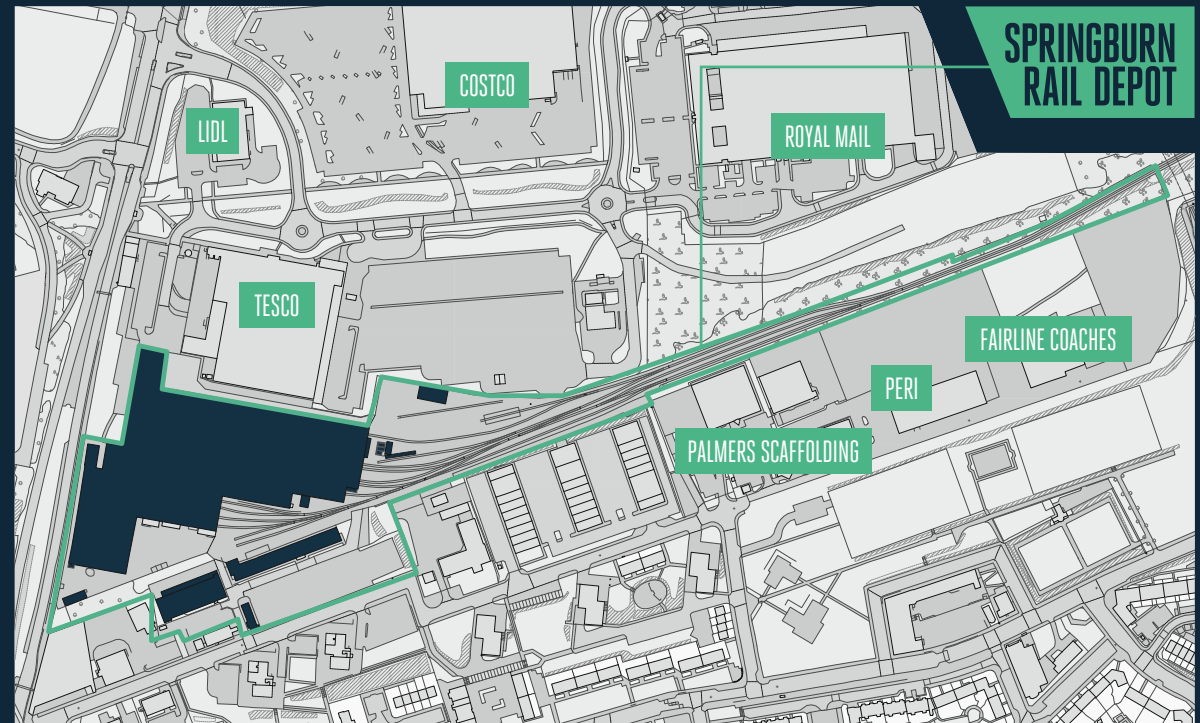
THE PROPERTY

The property comprises the remaining part of the St Rollox works, originally built in 1853, now extending to approximately 279,303 sq ft and still operational as a rail maintenance depot.

The site is fully secured by perimeter palisade fencing with the main road entrance situated on Charles Street to the south, with a Gatehouse and security barrier in place. There is an additional gated access point to the north-west which is accessed from Cobden Road to the rear of the adjacent Tesco Supermarket.

The current layout of the main property provides for a variety of uses including vehicle test bays, shot-blasting, body shop, spray booths, a wheel engineering shop, office / amenity block and a separate building to the north of the site has been converted to provide a small parts paint shop with integrated spray booth.

The buildings benefit from a variety of overhead cranes, significant power capacity, gas and compressed air. Externally there are a number of storage tanks for water, oil and diesel.





FLOOR AREAS

We have measured the property in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculated the gross internal floor areas (GIA) to be as follows:

First Floor	61.5 sq m	662 sq ft
Ground Floor	22,268.2 sq m	239,695 sq ft
Total	22,329.7 sq m	240,357 sq ft



SITE AREA

The total site area extends to 16.63 acres (6.73 Hectares).



On the instruction of:

Hansteen
HANSTEEN.UK.COM

SPRINGBURN RAIL DEPOT

**79 CHARLES STREET
GLASGOW G21 2PS**

LOCAL AUTHORITY RATES

The property is entered in the valuation roll as having a Rateable Value of £330,000.

Interested parties should make their own enquiries with Glasgow City Council.

ENERGY PERFORMANCE

There are a number of EPC ratings for each building on site, ranging from B to G. Copies of each certificate can be provided on request.

DISPOSAL TERMS

The property is available on a new lease, with terms to be agreed. Preference will be for a single occupier, however our client may also consider splitting the property to provide accommodation upwards of 50,000 sq ft.

Our client may also consider offers to purchase their Heritable Interest in the property (in whole).



FURTHER INFORMATION & VIEWING

Further information can be obtained by contacting either of the joint agents:



Andrew McCracken
andrew.d.mccracken@eu.jll.com
0141 567 6635



David Reid
david.c.reid@cbre.com
0141 204 7733