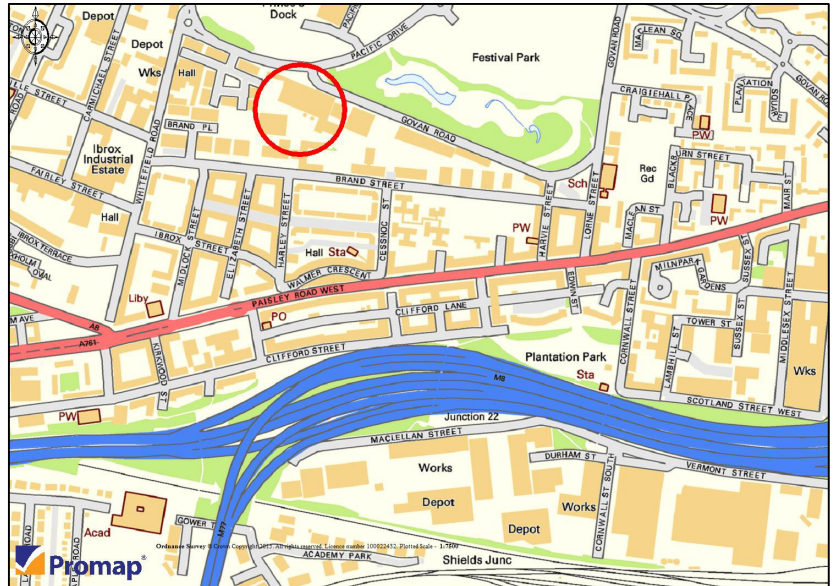


# TO LET

249 Govan Road  
Pacific Quay  
Glasgow, G51 1HJ



- Accommodation extends to 1,916 sq m (20,630 sq ft)
- Refurbished industrial/ warehouse premises
- Minimum eaves height 5.1m
- Large communal yard and car parking
- Ancillary office accommodation available



## Location

The property is located on Govan Road, close to the junction with Pacific Drive on the south bank of the River Clyde. The Clyde Arc Bridge provides convenient access to the Clydeside Expressway (A814), which in turn provides access to the M8 and onto the M74 and M77.

Pacific Quay has seen a significant level of investment over the last 10 years with the BBC and STV relocating their Scottish headquarters, and is also the location of the Glasgow Science Centre, Premier Inn and Village Urban Resort.

North of the Clyde is the Scottish Exhibition and Conference Centre (SECC), the SSE Hydro, and the Clyde Auditorium.

## Description

The property comprises a large industrial warehouse of steel portal frame construction with profile metal sheet cladding and a concrete screed floor. The pitched roof is also of profile metal sheeting incorporating translucent panels for natural light.

Internally the property has a minimum eaves height of 5.1m rising to 6.8m at the apex. Lighting is provided by sodium pendent fixtures. The property further benefits from a 3 phase power and a gas

connection.

Access to the property is via an electrically operated vehicle roller shutter 5m wide and 4.6m high.

The property provides a generous common yard area and delineated parking bays.

Ancillary office accommodation over ground floor level is also available including male and female toilet facilities and a tea prep area.

## Accommodation

We have calculated the floor area on gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to be approximately as follows:

<b>Warehouse:</b>	<b>1,9160 m<sup>2</sup></b>	<b>(20,630 ft<sup>2</sup>)</b>
<b>Ancillary Office:</b>	<b>116 m<sup>2</sup></b>	<b>(1,253 ft<sup>2</sup>)</b>

## Rating

To be confirmed.

## EPC

E

## Terms

The premises are available on a full repairing and insuring lease for a term to be agreed between the parties.

## VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

## Legal Fees

Each party to bear their own legal fees in respect of any transaction. The tenant shall be responsible for all costs associated with Land and Buildings Transaction Tax and VAT thereon.

## Viewings

For further information or to arrange a viewing please contact:

**ANDREW MCCRACKEN / ANDREW ARMSTRONG**  
**JLL**

150 St Vincent Street, Glasgow, G2 5ND  
Tel: 0141 567 6635 \ 0141 567 6628 | Fax: 0141 221 9032

[andrew.d.mccracken@eu.jll.com](mailto:andrew.d.mccracken@eu.jll.com) \ [andrew.armstrong@eu.jll.com](mailto:andrew.armstrong@eu.jll.com)



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