

FOR SALE
WAREHOUSE BUILDING
72/74 STRATHMORE ROAD
BALMORE INDUSTRIAL ESTATE
GLASGOW
G22 7DW

Location

Balmore Industrial Estate is a well established estate situated circa 2 miles to the north of Glasgow city centre with easy access to the city centre and central Scotland motorway network.

The subjects lie on the east side of Strathmore Road which is accessed from the roundabout at the Estate entrance. Other occupiers on the Estate are a mix of national and local traders including Allied Bakeries and Neilston Joinery

Description

The property comprises a freestanding double warehouse unit of traditional steel portal frame construction with outspan offices to the front. The unit benefits from vehicular access to the front with a small secure yard.

The office block provides staff and wc facilities with additional offices and storage rooms created within the main warehouse. In addition generous mezzanine storage is provided within the main warehouse.

There is an area of public parking for visitors to the Estate opposite the subjects.

Rating

We have been advised by the Local Valuation Board that the property has a rateable value of £32,500. We calculate that the rates payable for the current financial year 2025/26 are £16,185.

Accommodation

From our measured inspection the unit extends to the following gross internal areas:

Warehouse:	9,832 ft ² (913.42 m ²)
Mezzanine:	4,078 ft ² (378.85 m ²)
Offices:	976 ft ² (90.67 m ²)
TOTAL:	14,886 ft² (1,382.95 m²)



Ground Lease:

The subjects are held on a ground lease from Glasgow City Council at a current rent of £4,650 per annum. The lease expires in 2065 and is subject to review in February 2029 and 2050.

Price

Our clients are seeking offers in excess of £235,000 for the benefit of their long leasehold interest.

VAT

All rents, prices etc are quoted net of VAT.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

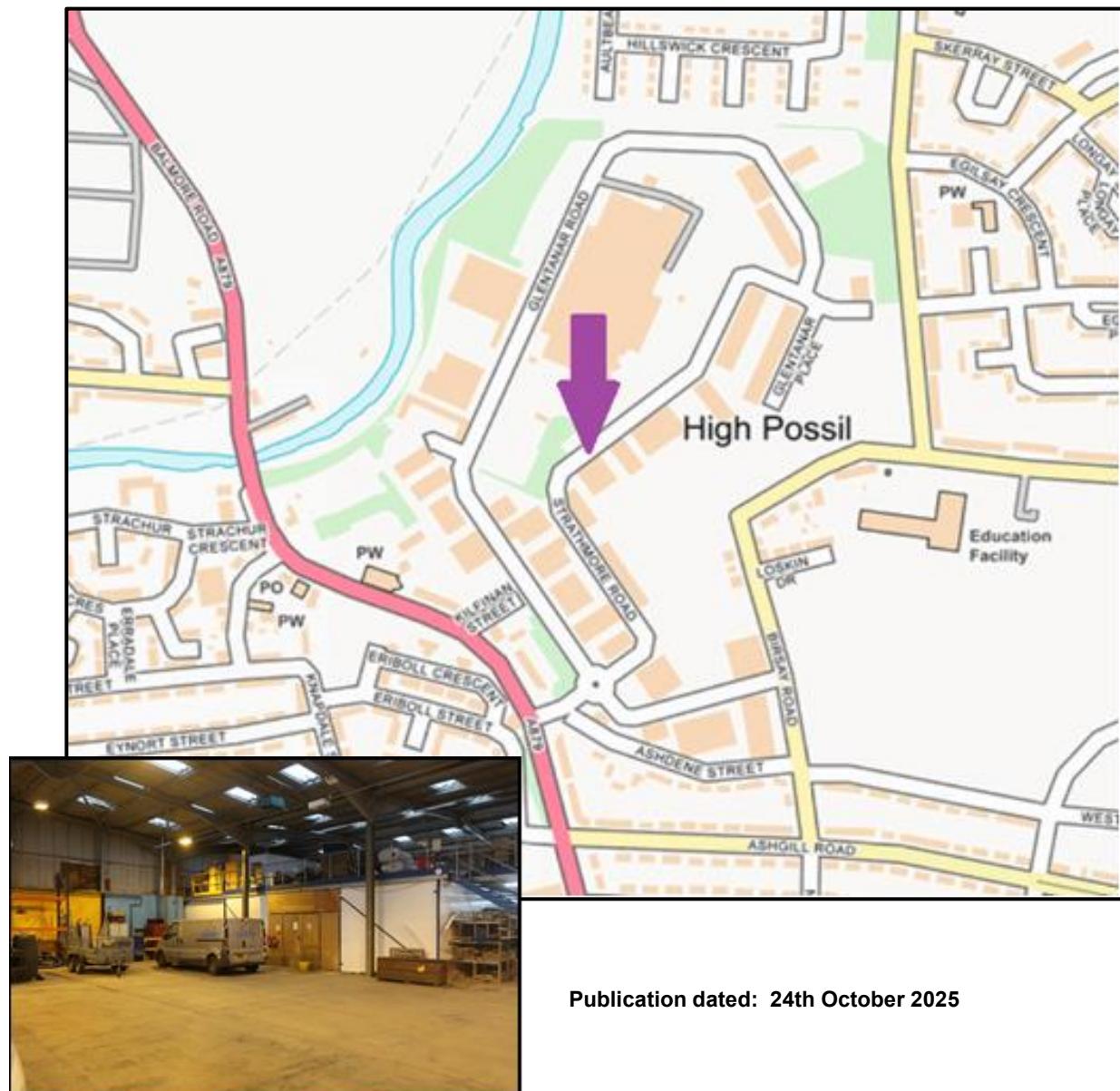
Viewing/Further Information

For arrangements to view and further information please contact the sole agents;

Whitelaw Baikie Figes
81 St Vincent Street
Glasgow
G2 5TF

Contact: Colette Brough
Email colette@wbf.co.uk
Tel No. 0141 221 6161

LOCATION PLAN



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
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