

4 TANNOCHSIDE DRIVE

Tannochside Drive, Tannochside Park, Glasgow, G71 5PD



Key Highlights

- Established industrial location
- Large secure yard
- Power supply- 175 kva
- Unit to be fully refurbished
- 6m eaves
- 4 roller shutter doors proposed

Summary

Available Size	34,153 sq ft
Business Rates	To be assessed after refurbishment.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

4 Tannochside Drive offers a modern, standalone unit within a prominent location. It was constructed in 1998 with metal clad elevations and a low profiled pitched steel roof. Natural light is enhanced with the provision of a large central atrium.

Internally, the unit is to be fully refurbished and will provide good quality warehouse, office and welfare provision space. As part of the refurbishment, 4 roller shutter doors will be installed to one elevation. Minimum eaves height of 6m. The unit benefits from a large secure yard, extending to approximately 1.1-acres.

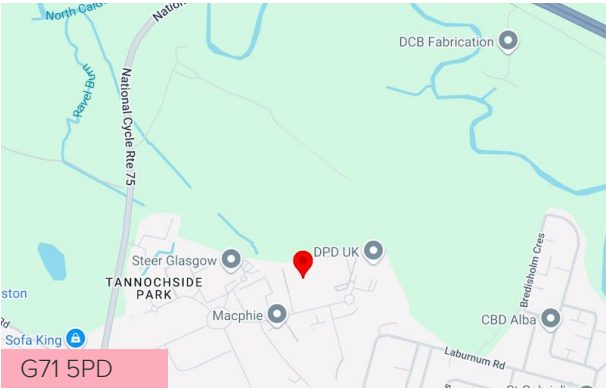
Location

Tannochside Park is situated in an excellent location for logistics and manufacturing. The Park lies approximately half a mile from the M8/A8, connecting Glasgow (8 miles to the West) and Edinburgh (35 miles to the East). The M73 and M74 (M6) motorways also lie within a 5 minute drive of the Park.

Tannochside is located within the industrial heart of Scotland and is linked to the rest of Europe by the Eurocentral Freight Terminal located at Mossend. Other industrial occupiers within the Park include; DPD, Whistl, Macphie, Hilti, Belgrade Insulation, Dfyne, Slater Menswear and Wayfair.

Terms

Available on a new Full Repairing and Insuring lease. Alternatively the owner may consider a sale.



Viewing & Further Information



Michael Brown

0141 266 2010 | 07809231449

mike@mcb-property.com



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/04/2025

