120 Fifty Pitches Road

Cardonald Business Park, Glasgow G51 4EB

To Let

18,755 sq ft (1,742.40 sq m) modern warehouse with 2 storey office space

PRECISE COMMERCIAL PROPERTY

360° tour

Location

The property is prominently located within Cardonald Business Park next to Junction 25 of the M8, providing immediate access to the motorway network and to the north via the Clyde Tunnel which is approximately 1km away.

Key occupiers on the park include:

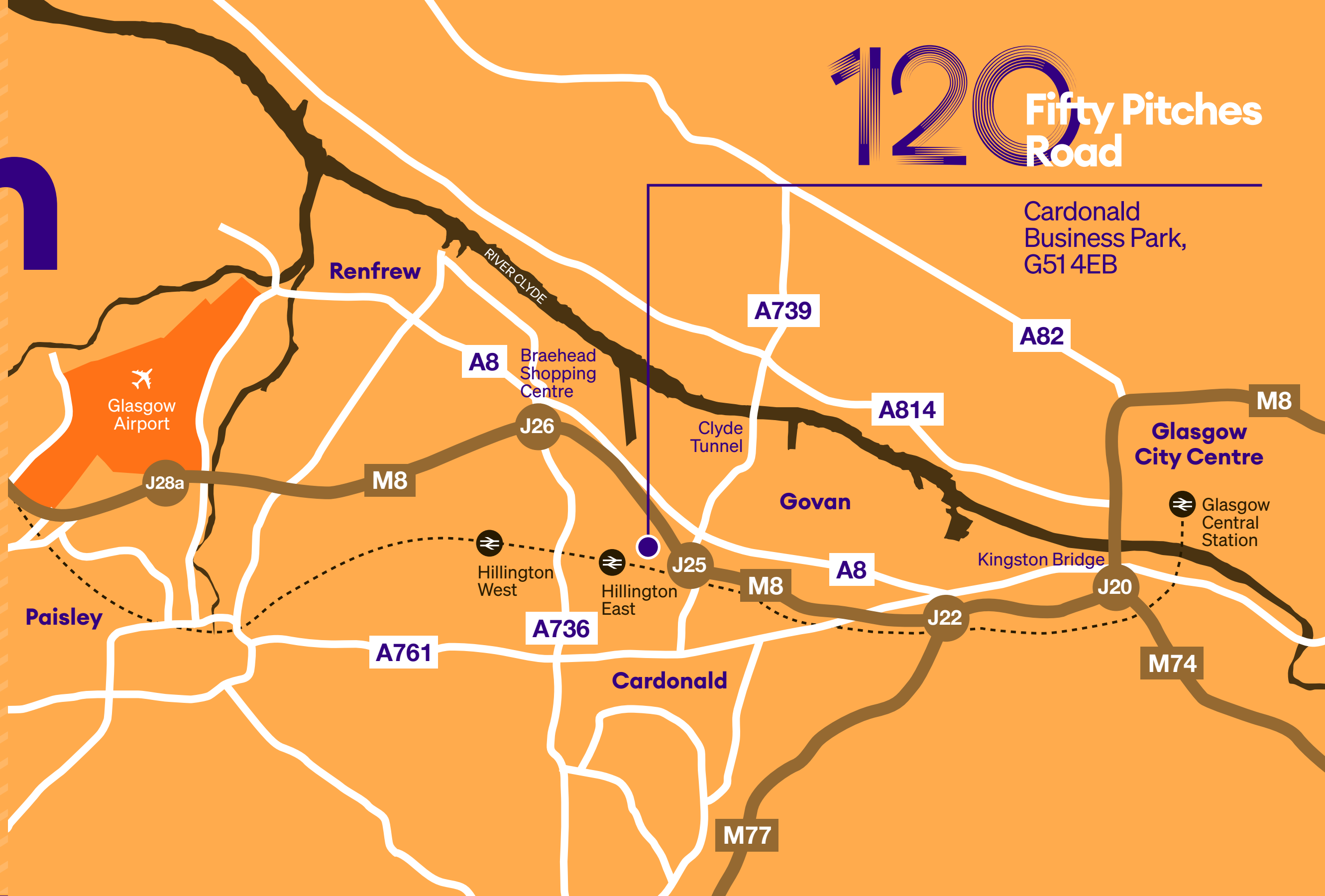
NHS

Daily Record

activate group ltd.

UNIPART GROUP

VOLVO Truck & Bus Centre



Description

The property comprises a modern standalone warehouse, with high quality ground and first floor office accommodation. Externally the unit has its own private yard area with parking to the front.

The premises have recently been recently refurbished to a high standard.

Specification

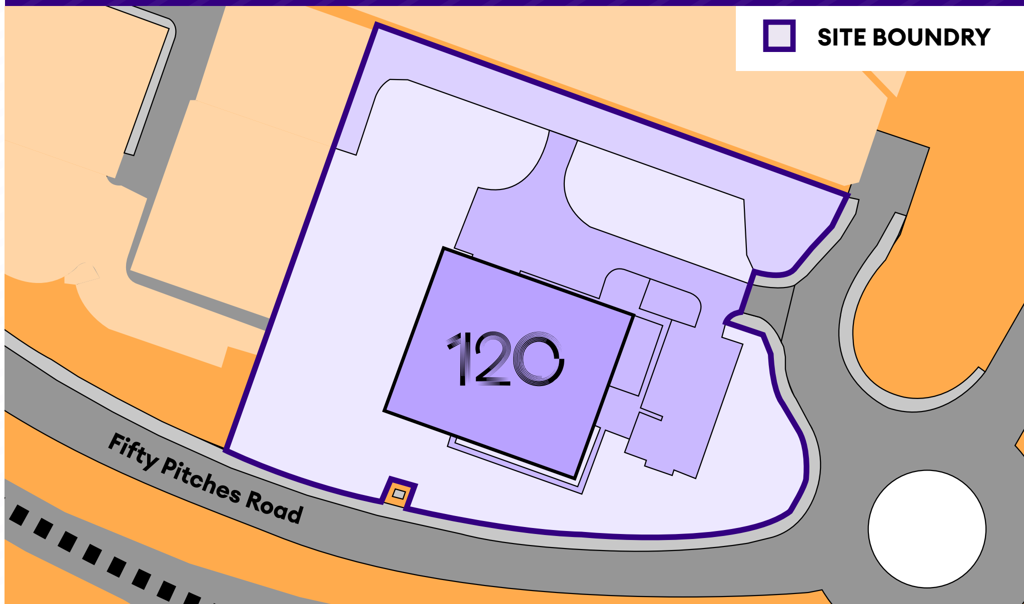
The subjects benefit from the following:

- High profile location
- Full site 0.94 Ha (2.32 acres) or thereby
- Roller shutter access door
- 6.2m to eaves (7.9m to pitch)
- Private yard with parking (21 spaces)
- Fast and easy access to Glasgow Airport, Clyde Tunnel & the City Centre

Accommodation

The property has been measured in accordance with the RICS Code of Measuring (6th Edition) and provides the following Gross Internal Area.

Demise	sq ft	sq m
Warehouse	14,191	1,318.39
Ground	2,298	213.49
First	2,266	210.52
Total	18,755	1,742.40



Lease Terms and Quoting Rental
The property is available on a new FRI lease. Further details are available upon application.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates
The property has recently been reassessed following completion of refurbishment works. The Rateable Value with effect from 1 April 2026 is £144,000.

Interested parties should make their own enquires with the Local Authority to verify this information.

EPC
A copy of the certificate can be made available upon request.

VAT
VAT will be charged at the standard rate.

Further Information

For further information please contact the marketing agent

PRECISE COMMERCIAL PROPERTY

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