

**TO LET - INDUSTRIAL/DISTRIBUTION UNIT**



**ALLISON • LIGHTBODY • WADDELL**  
CHARTERED SURVEYORS



**57 FORTH STREET, GLASGOW G41 2SP**

- Gross Internal Area: **511.24 sq m (5,503 sq ft)**
- Ideal distribution space - close to M8/M77
- Central location within Pollokshields
- Self-contained yard
- Rental offers in excess of **£20,000** per annum

**Tel: 0141 229 6020**

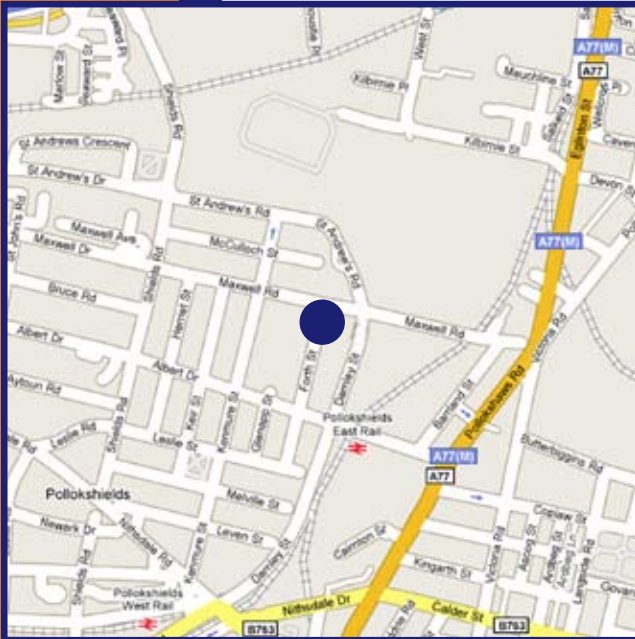
Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)

# TO LET - INDUSTRIAL/DISTRIBUTION UNIT



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## LOCATION

The subjects are situated on the east side of Forth Street close to its junctions with Albert Drive and Maxwell Road in the popular Pollokshields district, some three miles to the south of Glasgow City Centre.

The area is of mixed commercial and residential character and Darnley Street represents a busy arterial route from Glasgow's South Side to the M8/M77 motorway network.

The plan opposite illustrates the approximate location of the subjects, for information purposes only.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a single storey industrial/distribution unit of profile steel and brick construction, together with a secure yard to the front of the unit.

Internally, the subjects provide open plan space, together with a first floor part mezzanine.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the subjects extend as follows:

<b>Ground Floor:</b>	<b>434.78 sq m</b>	<b>(4,680 sq ft)</b>
<b>Mezzanine:</b>	<b>76.45 sq m</b>	<b>( 823 sq ft)</b>
<b>Gross Internal Area:</b>	<b>511.24 sq m</b>	<b>(5,503 sq ft)</b>

This unit can be connected to **64A Darnley Street** – which provides **4,142 sq ft** of additional space – at an additional asking rental of **£20,000** per annum.

In addition to the main accommodation, as described above, further ancillary space can be provided on the site as follows:

### **Basic Store**

Extends to approximately **69.30 sq m (746 sq ft)** and provides basic accommodation. The store is accessed from Darnley Street by means of a vehicle pend.

Rent upon negotiation.

### **Studio/Office Accommodation**

Part of the lower ground floor of Craig House – extends to approximately **72.92 sq m (785 sq ft)**.

Rent upon negotiation.

## RATEABLE VALUE

The subjects are entered in the current Valuation roll as follows:

**57 Forth Street: £10,150**

## RENTAL/LEASE TERMS

We are placing the subjects on to the market seeking rental offers in excess of **£20,000** per annum for the benefit of a lease of flexible duration, incorporating upwards only rent reviews.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

We would expect the incoming tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

However, in order to minimise such costs, our client has a standard lease format which can be utilised.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

### **Sandy Lightbody**

Allison Lightbody Waddell Chartered Surveyors  
45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020

Email: [info@alwsurveyors.co.uk](mailto:info@alwsurveyors.co.uk)

Fax: 0141 229 6025

Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)



Internal view



View looking south



External view

**PROPERTY MISDESCRIPTIONS ACT 1991:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

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