

# DM HALL

# For Sale

**Substantial  
Industrial Yard  
and Buildings**

**60 Hobden Street,  
Springburn,  
Glasgow G21 4EQ**



**1128.7 SQ M (12,160 SQ FT)  
2.6 HA (6.4 ACRES)**



# Property Details

- Industrial site with substantial yard and buildings.
- Fully secured land hold of 2.6 hectares (6.4 acres) approximately.
- Office/Training Centre — 445.40 sq.m. (4,805 sq.ft.) approximately.
- Industrial/warehouse building 684.30 sq.m. (7,366 sq.ft.)
- Established industrial location with good transport links.
- Offers over £1.25m invited.

## LOCATION

The property is situated at the southern end of Hobden Street, a short distance from its junction with Darnick Street and just off Petershill Road, as shown on the attached Location Plan.

The property is within an established industrial location with other occupiers in close proximity including City Building and SWGR Industrial Supplies, Carntyne Transport and Carrick Packaging.

Strong access to road and transport connections being just half a mile east of Springburn Road (A803), close to Costco, via Petershill Road. The A803, in turn leads to Junction 15 of the M8 Motorway, just over half a mile to the south.

Barnhill Train Station is within convenient walking distance to the north west offering onward rail travel to Glasgow City Centre, with a journey time of less than 15 minutes. There are also regular bus services at Petershill Road with a stop at Hobden Street and journey time to city centre is just over 20 minutes.





- 1 Costco
- 2 Royal Mail
- 3 SWGR Welders
- 4 City Building
- 5 Blochairn Recycling Facility
- 6 BCA Glasgow East
- 7 Glasgow Wholesale Markets

**PROPERTY**

M8

# Property Details

## DESCRIPTION

The subjects comprise an industrial site extending to approximately 2.6 hectares (6.4 acres). Contained within this landholding is an office building/training facility and a separate warehouse building both as described below.

### Office Building/Training Centre

Single storey building of blockwork construction with a pitched roof accessed by double pedestrian doors to the front elevation. The premises provide a combination of open plan office/admin space, private offices, classrooms/training room, kitchen and toilet facilities.

### Industrial/Warehouse Unit

Single storey unit of steel frame construction with brick walls at lower level surmounted by metal profiled metal sheeting. The roof is pitched and covered by profiled metal sheeting. The unit benefits from good eaves height of 6 metres and full height electric metal roller vehicular access door. There is a small office located to the northwest of the unit.

### Yard Area

Adjacent and surrounding the aforementioned building are various yard and parking areas. To the front of the buildings extending eastwards are car parking areas. Towards the rear of the buildings are tarmac surfaced yard areas and in addition there is further yard space utilised for vehicle training purposes, this being partly unsurfaced and part core surfaced.

## ACCOMMODATION & FLOOR AREAS

The approximate Gross Internal Areas of the buildings are as undernoted:-

Floor	sq m	sq ft
Office Building/Training Centre	445.40	4,794
Warehouse	684.30	7,366
<b>Total</b>	<b>1,128.70</b>	<b>12,160</b>



INDUSTRIAL UNIT EXTERNAL



INDUSTRIAL UNIT INTERNAL



CONCRETE TEST AREA

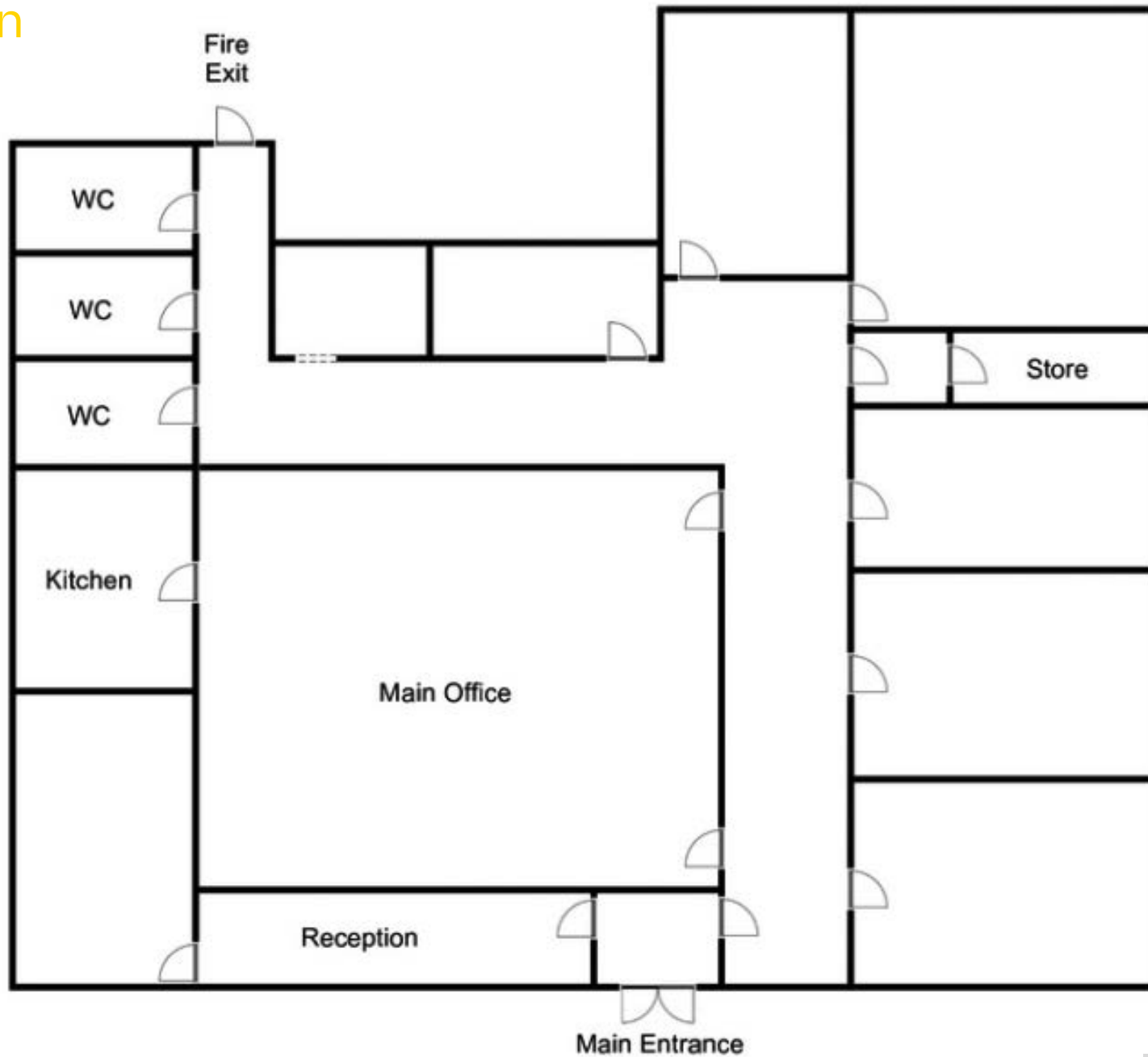


TRAINING CENTRE RECEPTION



PARKING AREA

# Floorplan



# Property Details

## RATING

The property is shown in the Valuation Roll with a Rateable Value of £86,000. It should be noted that an ingoing occupier will have an automatic right to appeal this assessment.

## SALE TERMS

Offers over £1.25m are invited for the purchase of the Heritable interest.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## VAT

All terms quoted are exclusive of VAT which may be chargeable.

## LEGAL COSTS

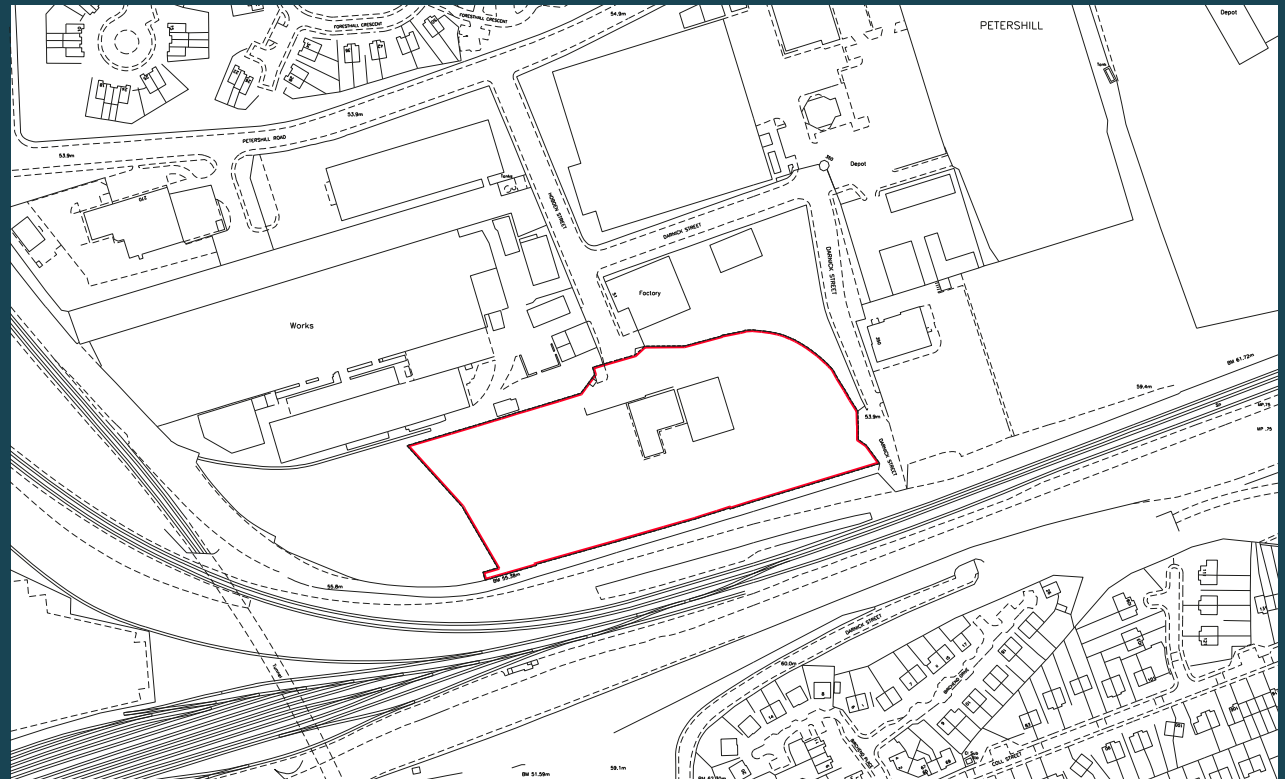
Each party will be responsible for paying their own legal costs incurred in the transaction.

## VIEWING ARRANGEMENTS

Strictly by prior arrangement with the agents.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Claire Hutton

07876 541654

Claire.Hutton@dmhall.co.uk

Jonathan McManus

07771 606582

Jonathan.McManus@dmhall.co.uk

**DM Hall**

**Commercial Department**

12 Bothwell Street

Glasgow, G2 6LU

0141 332 8615

**DM HALL**



Regulated by

**RICS**

IMPORTANT NOTE: DM Hall 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 intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.