

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



AVISON
YOUNG

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:



120 Fifty Pitches Road

Cardonald Business Park,
G51 4EB

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)



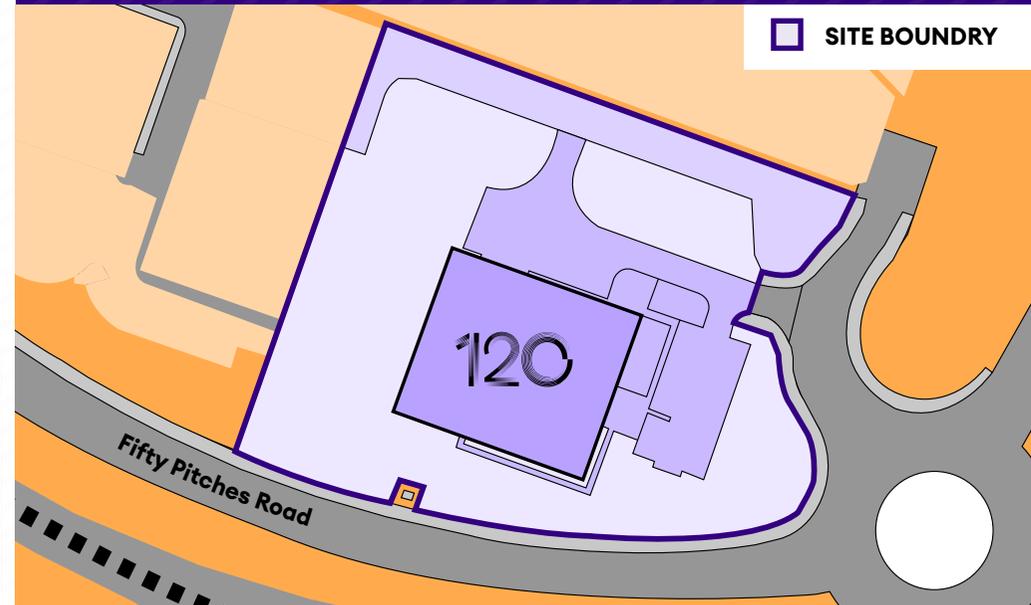
Fast and easy access to Glasgow Airport, Clyde Tunnel & the City Centre



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.



120 Fifty Pitches Road

Cardonald Business Park,
Glasgow G51 4EB

Further Information

For further information please contact the marketing agent

**AVISON
YOUNG**

Pete Harding

07920 812 029

pete.harding@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4) All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1) Corporate structure and ownership details. 2) Identification and verification of ultimate beneficial owners. 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee. Date of publication: January 2026