

logistics & industrial

**FOR SALE**

**106 SALKELD STREET  
TRADESTON  
GLASGOW**



**CONVERTED INDUSTRIAL PROPERTY PROVIDING TWO-STOREY  
OFFICE ACCOMMODATION**

**5,112 SQ FT**

Colin McManus

+44 141 226 1035

[colin.mcmanus@collierscre.co.uk](mailto:colin.mcmanus@collierscre.co.uk)

**Lomond House, 9 George Square, Glasgow G2 1DY**

Belfast, Birmingham, Bristol, Cambridge, Edinburgh, Glasgow, Leeds, London: West End and City, Manchester, Uxbridge

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**COLLIERS  
CRE**

## LOCATION

The subjects are located approximately one and a half miles south of Glasgow City Centre, across the River Clyde within the Tradeston area. The property is located in close proximity to Junctions 20 and 21 of the M8 motorway, providing access onto the national motorway network.

Satellite Navigation Ref: G5 8HE

## DESCRIPTION

The property comprises a steel frame industrial unit of 1980s construction which has been converted to provide two-storey office accommodation.

The typical specification of the office areas include carpet tile flooring, gas fired central heating, UPVC double glazing, suspended ceilings, strip fluorescent lighting with air conditioning cassettes in part.

The property also benefits from 6 secure car parking spaces to the front of the building.

## ACCOMMODATION

The property extends to the following approximate net internal areas:-

Ground Floor	2,556 sq ft (237m <sup>2</sup> )
First Floor	2,556 sq ft (237m <sup>2</sup> )
<b>Total</b>	<b>5,112 sq ft (474m<sup>2</sup>)</b>

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £43,500.

## SALE PRICE

The feuhold interest in the property is available at offers over **£240,000**.

## LEGAL FEES

Each party will be responsible for their own legal costs in relation to this sale, with the purchaser liable for any Stamp Duty Land Tax or registration fees.

## VAT

All prices, premiums, rents etc are quoted exclusive of VAT. VAT is payable.

## VIEWING

By appointment through the sole letting agents:

## FURTHER INFORMATION

For further details please contact:

Colin McManus  
ColliersCRE  
Lomond House  
9 George Square  
Glasgow  
G2 1DY

Tel: 0141 226 1035

Fax: 0141 226 1099

E-Mail: colin.mcmanus@collierscre.co.uk

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