



## Workshop Units

Swanston Street Industrial Estate, 380-384 Swanston Street, Glasgow G40 4HW

### Location

The subjects are located on the west side of Swanston Street within Swanston Street Industrial Estate, and lie within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre. The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location. Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk. There is ample car parking locally.

Surrounding occupiers include Stratum Masonry, Precious Time Cleaning and ECO Refrigeration, Shedman and Absolute Storage.

### Description

The subjects comprise a mid terraced workshop units of steel portal frame construction and clad externally in facing brick under a profile sheet clad roof. Internally, the premises consist of a workshop with loading access from a 2.75m x 2.80m roller shutter together with a customer entrance door. Car parking is to the front of the units.

The workshops have an eaves height of 4.5m (15ft) are all shall be freshly redecorated and generally provide a mix of accommodation including offices, tea preps and toilets.



### Floor Areas

Unit 4 1,762 sq ft (163.75 sq m)  
Unit 14 2,040 sq ft (189.59 sq m)  
Unit 15 2,190 sq ft (203.53 sq m)

### Rents / Terms

Unit 4 £15,000 pa excl of VAT  
Unit 14 £17,340 pa excl of VAT  
Unit 15 £18,660 pa excl of VAT





### Rateable Value

Unit 4 £11,800  
Unit 14 £13,500  
Unit 15 £14,600

The above figures are effective from 1st April 2026.

### Energy Performance Certificate

Upon request.

### Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. January 2026