

TO LET
INDUSTRIAL PREMISES

**GRAHAM
SIBBALD**



**Unit 5, 39 Dalsholm Avenue,
Glasgow,
G20 0TS**

- Industrial unit
- Unit extends to approximately 73.38 sq. m. (790 sq. ft.)
- Benefits from Communal Yard
- New FRI lease available
- Rental offers in excess of £6,000 per annum, exclusive of VAT

LOCATION

The subjects are located within Dalsholm Industrial Estate located on the north side of Dalsholm Avenue. The estate is approximately four miles from Glasgow City centre. The estate has easy access to both Maryhill Road and Great Western Road. Local public transport services are available and there are a number of train stations within walking distance.

DESCRIPTION

The subjects comprise a single storey industrial unit within a terrace of six industrial units. The unit provides workshop and office space and has W.C. facilities. The estate benefits from a communal yard and space for parking.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 73.38 sq. m. (790 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,100.

The rate poundage for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

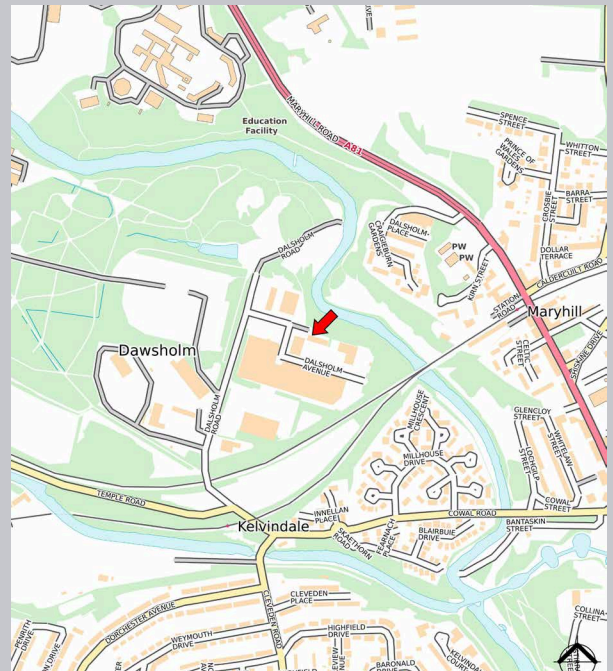
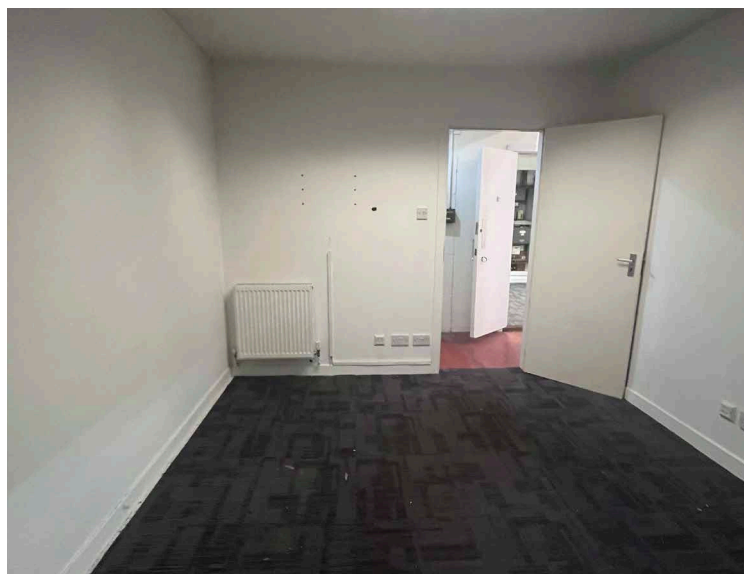
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



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Commercial Property Agent

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07917 684 033



TERRY MCFARLANE
Director

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07766 551 663

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: December 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.