

TO LET 11,500 SQ FT

**PROPOSED REFURBISHMENT
& SUBDIVISION OF RETAIL
WAREHOUSE IN ESTABLISHED
RETAIL DESTINATION**

BIRKENSHAW TRADING ESTATE

RANNOCH ROAD • UDDINGSTON • GLASGOW • G71 5PR



KENNEDY & CO
PROPERTY CONSULTANTS
0141 248 7773

HARVEY SPACK FIELD



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LOCATION

Glasgow is Scotland's largest city and the UK's fourth largest city, with a population of 635,000. The wider catchment from the Greater Glasgow conurbation is 2.3 million, accounting for more than 40% of Scotland's population.

With more than 5 million sq ft of retail floor space, Glasgow is the UK's largest and most successful shopping destination outside of London.

BIRKENSHAW

Birkenshaw is strategically located 5 miles south east of Glasgow city centre, by the intersection of the M8, M73 and M74 motorways. As such, Birkenshaw Retail Park is highly accessible to shoppers with a total of 207,762 persons within 10 minutes and 626,914 within 15 minutes.

Birkenshaw has a long tradition of attracting the best in furnishing and homewares with a blend of national and local retailers. Its Central Scotland location close to the main motorway networks draws in a wide catchment. This substantial unit occupies a prominent position in the central part of the estate with excellent adjacencies and generous car parking and servicing arrangements.



BIRKENSHAW TRADING ESTATE

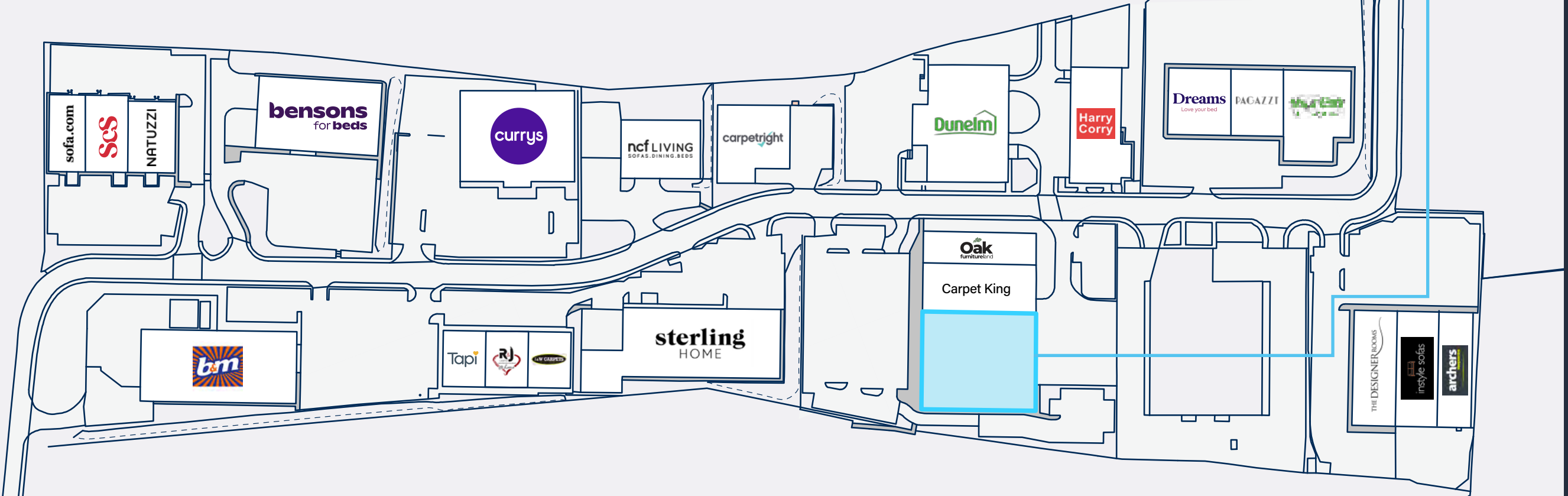
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ACCOMMODATION

The unit forms part of a terrace of three units served by 212 car parking spaces and communal service yard. The unit has a ground floor of 24,895 sq ft together with a storage mezzanine of 4,055 sq ft.

The unit is capable of sub-division.

Unit	Retailer	Sq Ft
1A	Oak Furnitureland Group Ltd	8,029
1B	Carpet King	12,184
1C	UNDER OFFER	13,035
1D	To Let (subject to vacant possession)	11,500



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EPC

EPC details available on request.

PLANNING

Interested parties should make their own planning enquiries but generally the uses currently operating are targeted towards bulky goods, furniture, home furnishings and homewares.

RATES

The unit has a Rateable Value effective from April 2023 of £174,000.

SERVICE CHARGE

A service charge will be applicable with details available on request.

RATEABLE VALUE (ESTIMATE)

Unit	Area	NAV/RV
1C	13,035 sq ft / 1,210 sq m	£121,877
1D	11,500 sq ft / 1,068 sq m	£107,525

RENTAL

Rental terms are available on request on the basis of a new Full Repairing and Insuring lease subject to obtaining vacant possession.

VAT

All figures quoted are exclusive of VAT as the property has been elected for VAT.

ANTI MONEY LAUNDERING

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.

TO LET

11,500 SQ FT

FURTHER INFORMATION

All enquiries to be directed to:

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