



New Light Industrial Units

Units 4 & 5, 141 Reid Street, Dalmarnock, Glasgow G40 4EN

- **New steel portal frame industrial units**
- **1,475 - 4,325 sq ft (137 - 402 sqm)**
- **5m eaves with scope for a mezzanine level**
- **Modular offices internally**
- **Excellent Industrial & Trade Counter location**
- **Immediate access to the Clyde Gateway (A728)**
- **Close proximity to Glasgow City Centre, M74 & M8**

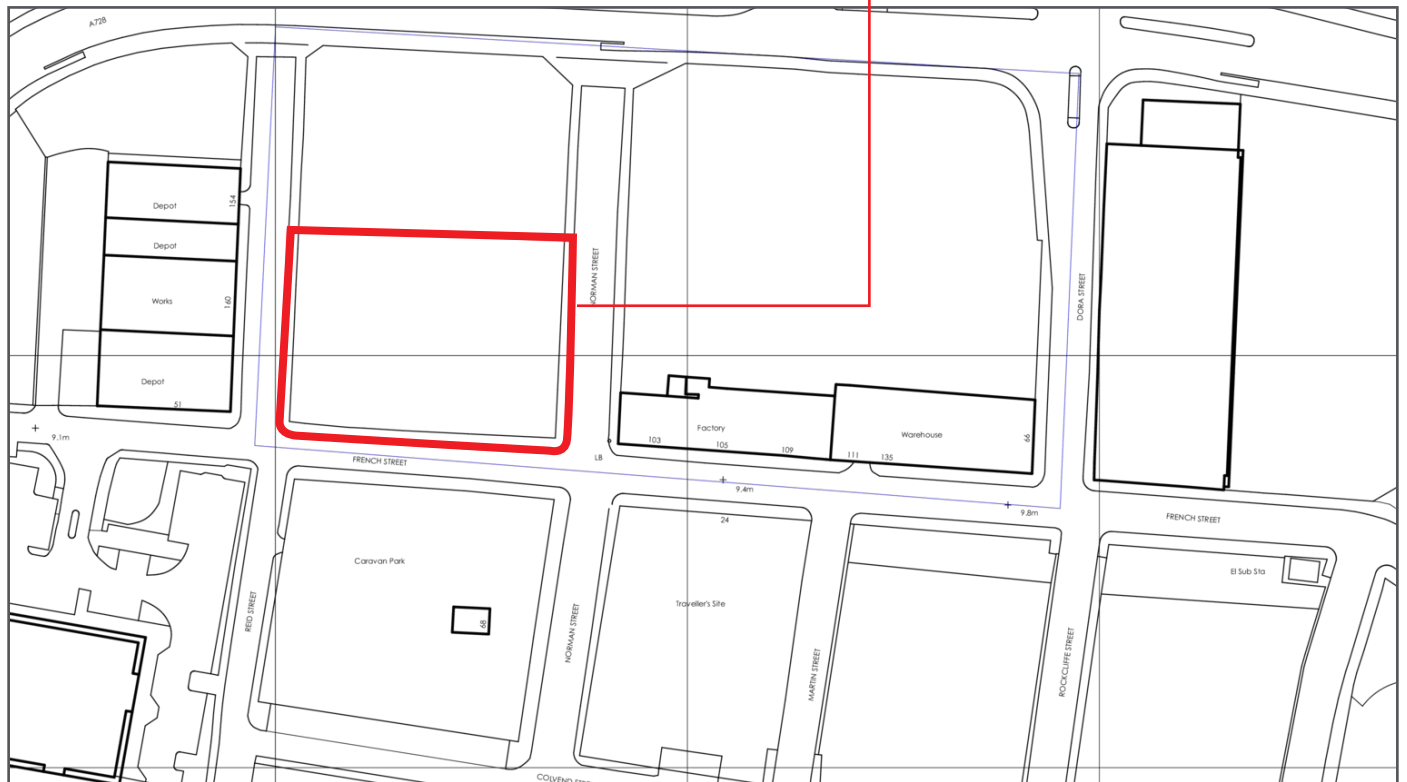
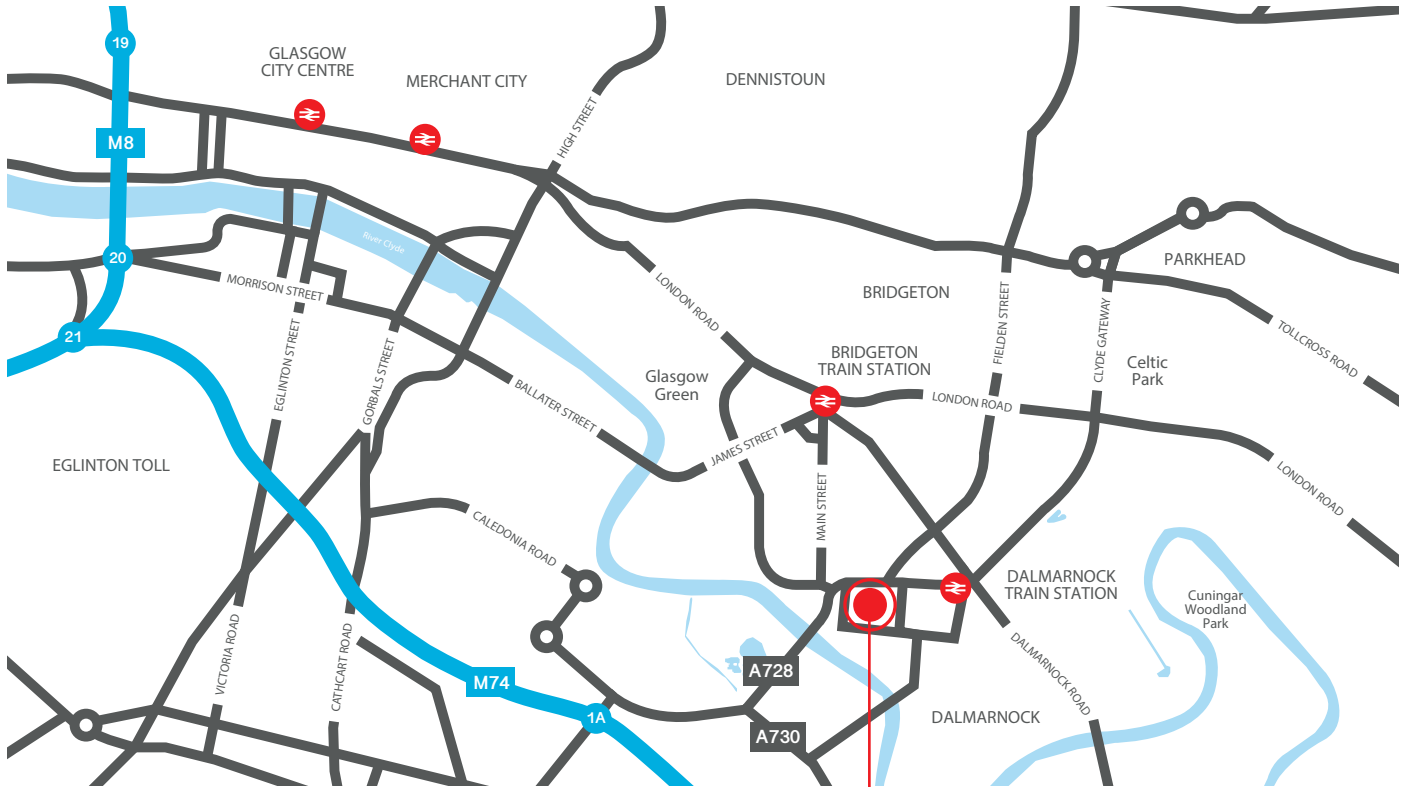
Location

The unit occupies a prominent position on the east side of Reid Street, at its junction with French Street, and diagonally looking onto the Clyde Gateway (A728), within the Dalmarnock area which lies approximately 2 miles east of Glasgow City centre.

The units benefit from excellent motorway access with J1A of the M74 a 2 min. drive and J14 of the M8 motorway approximately 2 miles to the north.

The local area is a popular location for business and industry and is undergoing significant regeneration including residential, office and commercial development. Police Scotland HQ lies opposite and the Eastworks office and studio development. The Forge Retail Park, Emirates Arena and Celtic Park are also nearby.

Dalmarnock Train Station is a short walk from the units, offering regular and fast services to Glasgow City Centre and throughout Greater Glasgow, and bus services operate locally.





Description

The development comprises an L shaped terrace of 7 high quality light industrial units of steel portal frame construction with metal cladding to the elevations and roofs.

The units shall have an eaves height of 5m and are formed over a concrete floor. 3m x 4.2m roller shutters provides loading access to the units. The unit has 3 phase electricity supply, gas and mains water drainage connections.

Floor Areas

Unit 4: 1,475 sq ft (137 sq m)
Unit 5: 2,840 sq ft (264 sq m)

Rent / Terms

Unit 4

The premises are held on an existing 5 year lease on full repairing and insuring lease from 1st May 2025 at a rent of £17,700 per annum. The lease contains a rent review after 3 years. Our client is seeking to assign their lease or grant a sub lease on identical terms.

Unit 5

£30,000 per annum exclusive of VAT.

A new full repairing and insuring lease for a minimum of 5 years shall be granted.

Business Rates

Unit 4 £10,700 (w/e 01/04/26)
Unit 5: £19,500 (w/e 1/4/26)

Service Charge

The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the buildings insurance premium.

Energy Performance Certificate

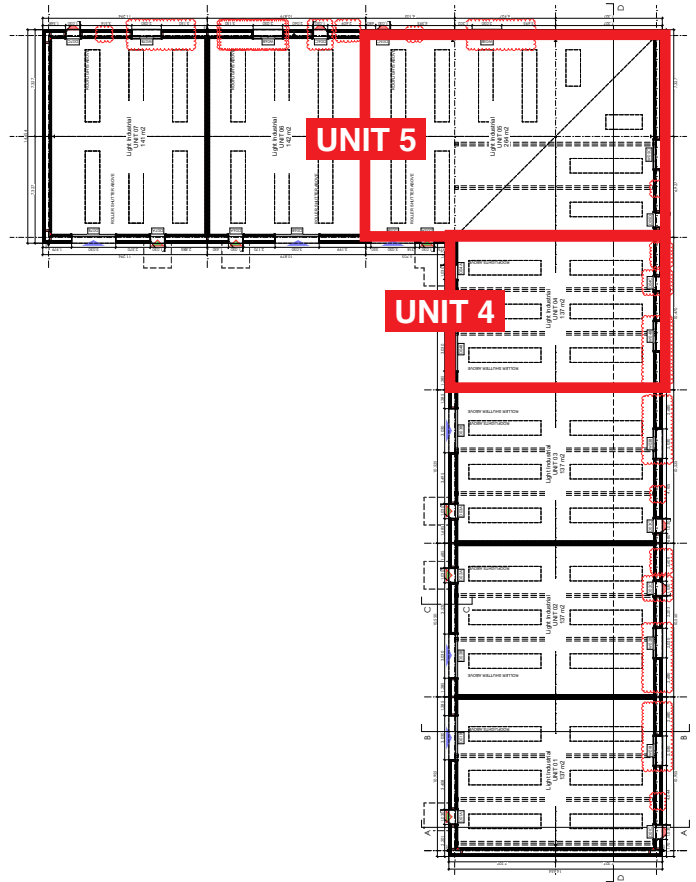
A copy of the EPC will be provided upon application.

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

Marc Erunlu
marc@lapsleymcmanus.com

Emma Louise Erunlu
emma@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

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. March 2026