



**TO LET /
MAY SELL**

LONDON RD A74

720 Tollcross Road

Glasgow, G32 8UD

**High bay single span warehouse
on a substantial site**

**94,000 sq ft on a site
of 11 or 21.5 acres**

- 9.19m increasing to 14.9m clear head height
- Large yard extending to 75,794 sq ft
- Substantial car park (172 spaces - capable of expansion).
- Dock & ground level loading
- Excellent motorway connections
 - fast & easy access to M74 and M8
- Only 1.3 miles to Junction 2A of the M74
- 3 miles east of Glasgow city centre
- Flexible terms
- Competitive Rent
- Fit-out can be tailored to meet tenant's requirements

Clowes 
DEVELOPMENTS

www.clowes.co.uk

Location & Situation

The property is located within the Tollcross area of Glasgow's East End, approximately 3 miles east of Glasgow city centre.

The site is located to the south of Tollcross Road which forms one of the main routes west into the city centre.

The motorway network is accessible via Junction 2A of the M74, 1.3 miles to the south east and Junction 11 of the M8, 3 miles to the north east of the property.

Local bus services are available on Tollcross Road, directly to the north of the site. Carntyne Train station is the closest station to the site, 0.8 miles to the north, and provides regular services to both Glasgow Central and Queen Street stations.

The East End of Glasgow is one of Scotland's best industrial locations given its excellent transport links and proximity to Glasgow city centre. The M74

motorway, and the construction of the 4-way motorway junction (2A) has significantly improved connectivity, journey times and has ultimately made this location attractive to occupiers.

The East End has undergone significant regeneration in the last decade, linked to the 2014 Commonwealth Games and the Clyde Gateway Regeneration area. There are a range of local amenities in the area, with the Forge Shopping Centre located 1 mile to the north west. Further amenity is provided adjacent to J2A M74 with the addition of McDonalds, KFC, Costa Coffee, Starbucks and a Premier Inn. Wickes, The Range and Iceland also have stores nearby.

Travel Distances

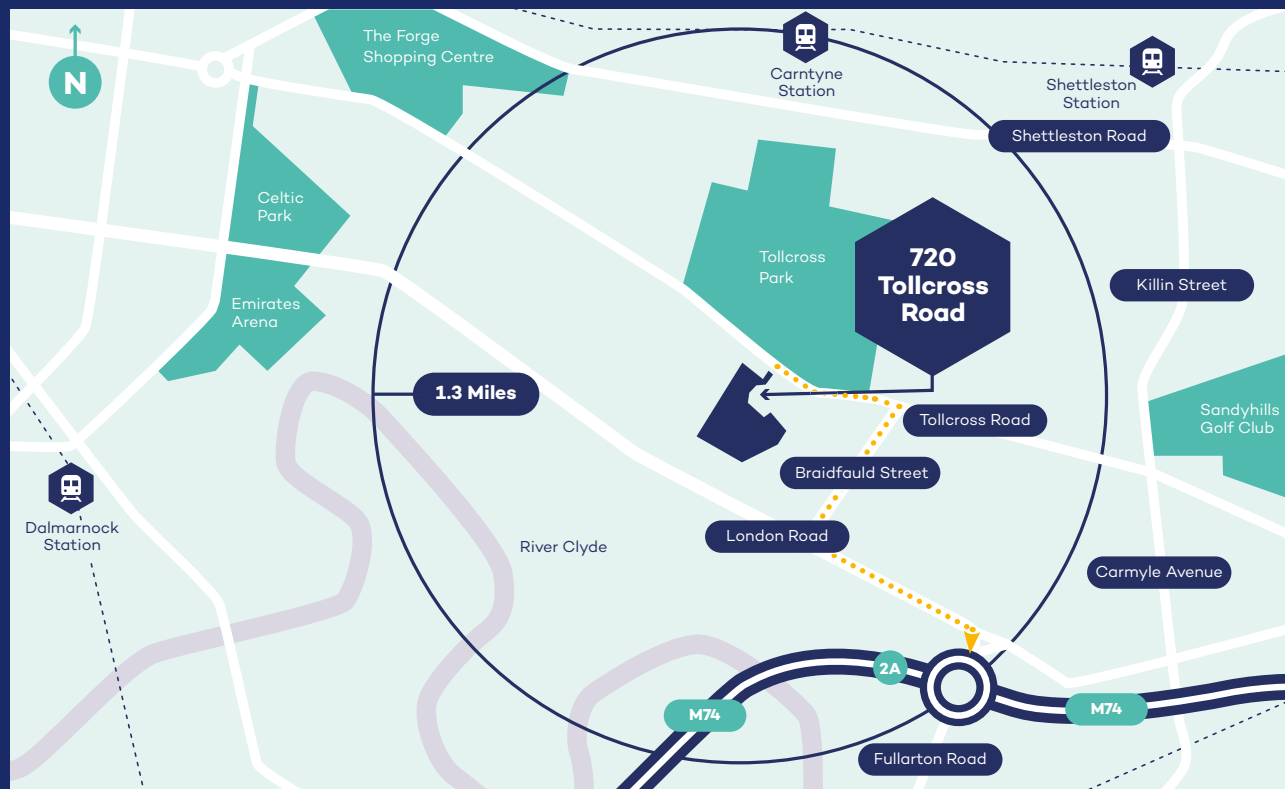
Carntyne Train Station **18 minutes walk**

M8 Junction 13 **8 minutes drive**

M74 Junction 2A **4 minutes drive**

Glasgow City Centre **15 minutes drive**

Glasgow Queen Street **8 minutes by train**





M74 LEADING TO M73

McDonalds

Premier Inn

DPD

Siemens

Royal Mail

SGN

River Clyde

Tennents

Junction 2A

M74

M74

DFS

Sterling

BT

DHL

Network Rail

Clyde Gateway East

LONDON RD A74

Dewars

BRAIDFAULD STREET

720 TOLL CROSS ROAD

TOLL CROSS RD

Tollcross Park

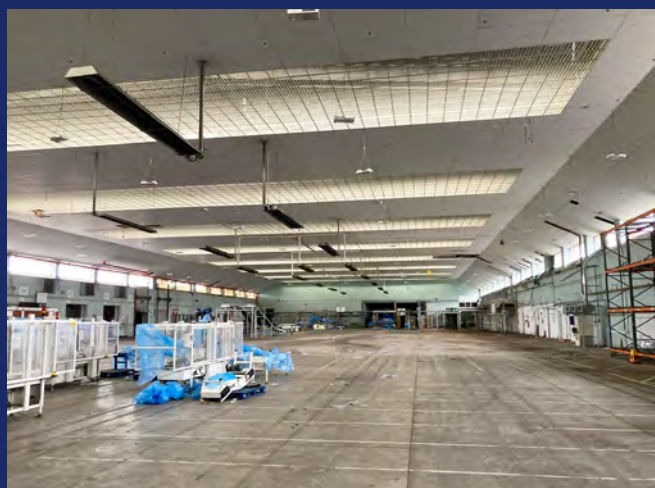
94,000 sq ft warehouse on 10.90 acres

21.56 ACRES SITE TOTAL

10.66 ACRE SITE

Description

The property comprises a detached high bay industrial building with offices, dedicated yard and substantial separate car park. We estimate the premises were built in the 1970s and formed part of the former McVities biscuit factory that ceased operations in 2022.



Salient features:

- Total site area – 10.9 to 21.56 acres (4.41 to 8.72 hectares)
- Steel portal frame construction.
- Elevations clad in brickwork and profile metal panels.
- Pitched profile metal clad roof.
- 9.19m to underside of suspended ceiling, 10.6m to underside of the steel frame, 13m to the roof sheets rising to 14.9m in the lightwells.
- Gas fired warm ambi-rad heating system.
- Lighting
- Mix of ground and dock level loading on the north & east elevations.
- Clear span column free warehouse (46m width)
- Concrete floor
- Offices
- Secure concrete surfaced yard along eastern elevation.
- Security barrier entrance to building & yard.
- Dedicated secure tarmacadam surfaced car park (172 spaces) at the east elevations next to the main entrance. The car park is capable of easy expansion by using previous adjacent car park.

Accommodation

The proposed Gross Internal Floor Area (GIA) of the units are as follows:

	Sq. ft	Sq. m
Warehouse:	75,331 sq ft	(6,998.51 sq m)
Mezzanine:	14,266 sq ft	(1,325.39 sq m)
Offices:	4,176 sq ft	(387.96 sq m)
Total GIA (approx.)	93,773 sq ft	(8,711.86 sq m)

Clear head height:
9.19m increasing to 14.9m

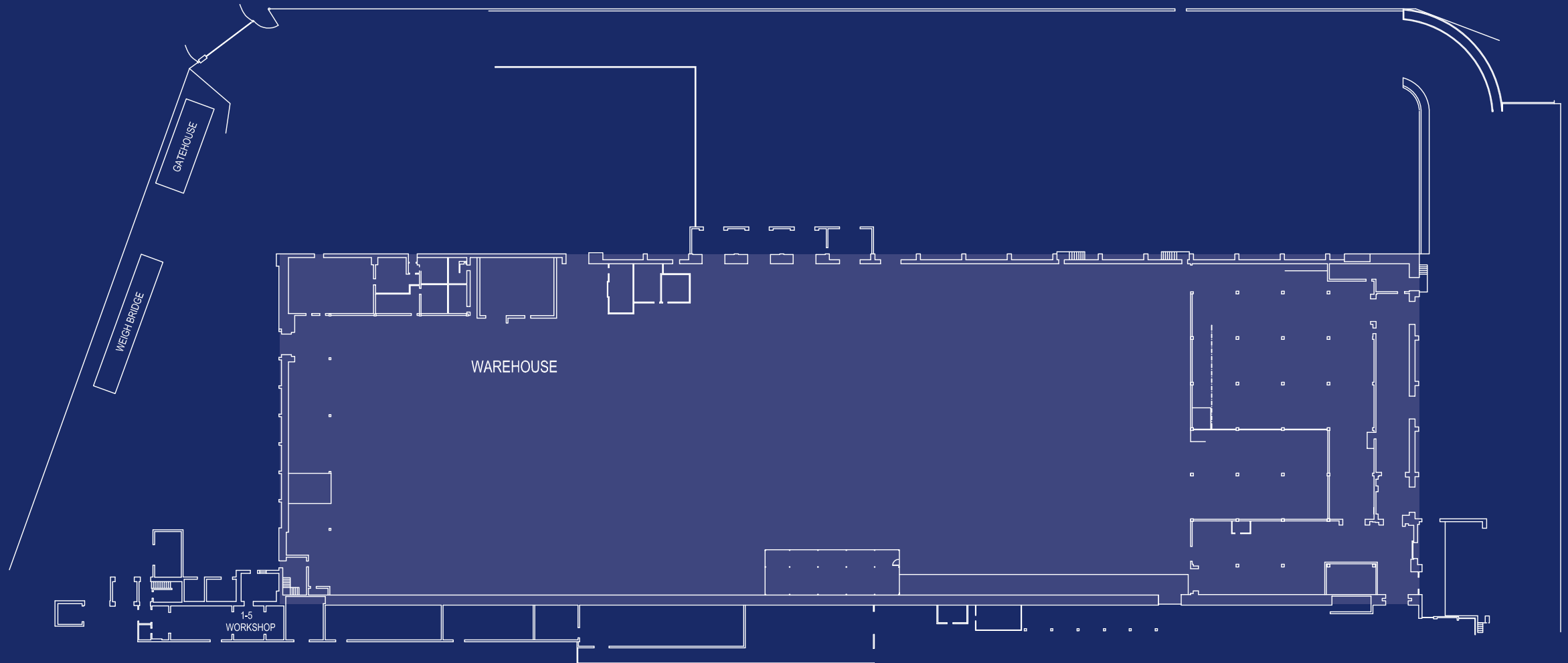
Property Highlights:

- Total site area 10.9 to 21.56 acres (4.41 to 8.72 hectares)
- Building extends to 93,773 sq ft (8,771.86 sq m)
- Yard area extends to 93,773 sq ft (8,711.86 sq m)



Floor Plan

Clowes*
DEVELOPMENTS



**720
TOLLCROSS
ROAD**

Glasgow, G32 8UD



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Rating

The subject property will require to be reassessed for Rating purposes.

Rating enquiries should be made directly to Glasgow Assessor's Department: 0141 287 4444.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

Available on request.

Terms

The property is available on the basis of a new lease on flexible terms. Alternatively our clients will consider a sale of the site in part or as a whole. Further details on request.

Rent/Price

On application.



About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs. Clowes Developments was founded 60 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies. The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

Viewing / Further Information

For further information or to arrange a viewing please contact:



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