

# SOUTHPOINT

## DIXON BLAZES INDUSTRIAL ESTATE

### GLASGOW

TO LET - 31,341 sq. ft.



## WAREHOUSE / INDUSTRIAL UNIT

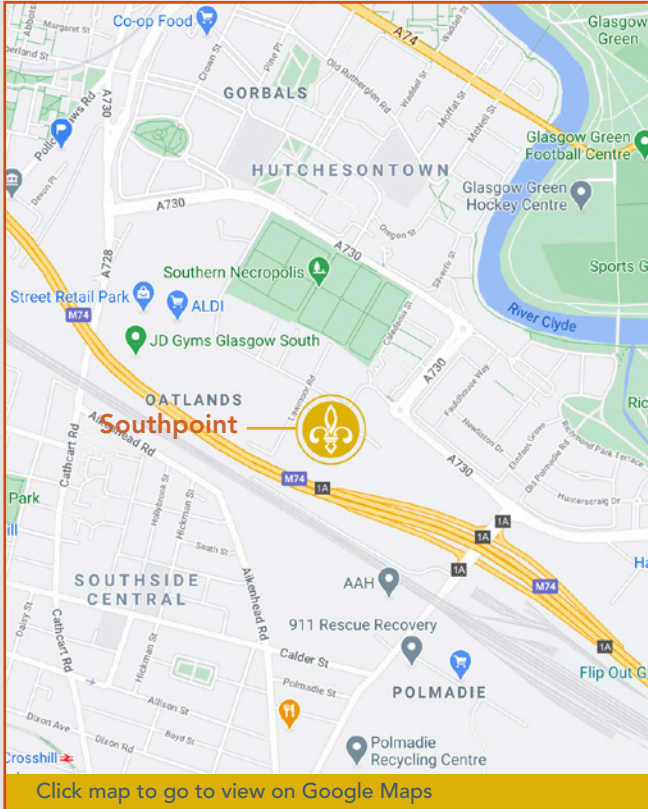
**Southpoint,  
15 Lawmoor Road,  
Dixon Blazes Industrial Estate,  
Glasgow, G5 0UG**

- Unit 4 - 31,341 sq. ft. (2,911.7 sq. m.);
- Easy access to M74 motorway and city centre;
- 15 ft. (4.6 m) clear internal height;
- Self contained, gated complex.

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#### LOCATION

Southpoint is situated within Dixon Blazes Industrial Estate, which is located to the south of the River Clyde in the Polmadie/Gorbals area of Glasgow less than two miles from the city centre. It is accessed from the A730 Caledonia Road via either Lawmoor Street or Caledonia Street and is within easy reach of Polmadie Road and strategically located close to Junction 1A of the M74 motorway. The A77 Pollokshaws Road, leading to the Kingston Bridge, M8 and M77 motorways, is also nearby.

Southpoint lies on the corner of Lawmoor Avenue and Lawmoor Road with the terraced block overlooking the M74 motorway.

#### DESCRIPTION

Southpoint is self-contained multi-let complex of six warehouse/industrial units, formed in a single block of back-to-back terraced units totalling approximately 143,700 sq. ft. (13,350 sq. m.) on a site area of approximately 7.1 acres (2.85 ha) within a secure, gated yard with extensive parking and circulation areas.

Individual units range from approx. 8,650 to 55,423 sq. ft. and are constructed with brick walls and steel truss roofs incorporating translucent panels. Vehicular access is provided via electrically operated roller shutter doors and the units have clear internal heights of 15 ft. (4.6 m.). Generally, the properties provide open plan storage space with male and female toilets with some units having office accommodation. Each unit has a 3-phase electricity supply. Unit 4 benefits from having its own private yard.





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#### ACCOMMODATION

A schedule of availability detailing the floor areas and rents etc. of the vacant units accompanies this brochure.

#### AVAILABILITY & OCCUPATIONAL COSTS

The units are available to lease on full repairing and insuring terms. The units are not offered for sale.

#### ENERGY PERFORMANCE CERTIFICATES

Available upon request.

#### LOCAL AUTHORITY RATES

Payment of rates is a tenants' responsibility and details of each unit's Rateable Value is included on the accompanying schedule.

Interested parties should make their own enquiries with the local Assessor (0141 287 7069) and further information is available at [www.saa.gov.uk](http://www.saa.gov.uk).

Payment of water and sewerage rates will also be the tenants' responsibility.

#### LEGAL COSTS

Each party will bear their own legal costs in the documentation of the transaction and, in the usual manner, the tenant will be responsible for registration fees and, if appropriate, Land & Buildings Transaction Tax.

#### DATE OF ENTRY

To be agreed. Upon conclusion of missives.

#### VAT

Rent and other outgoings are subject to VAT, payable at the prevailing rate.



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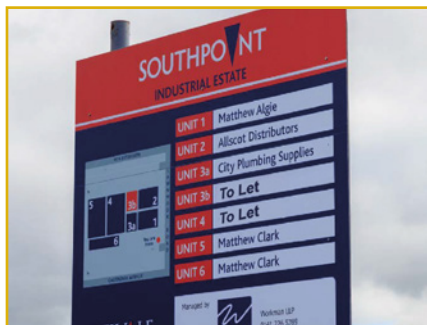
CAR PARKING



SECURE YARD COMPLEX



SECURE YARD



CURRENT OCCUPIERS



CLOSE TO GLASGOW CITY CENTRE



LARGE LOADING DOORS



WAREHOUSE SPACE



GENEROUS YARD



CAR PARKING

#### VIEWING

For viewings or further information, please contact:



**Stephen St. Clair**  
stephen.stclair@rosslynproperty.com  
Tel: 07795 426771



**Niall Burns**  
niall@burnsandshaw.co.uk  
Tel: 07837 178959

#### IMPORTANT NOTICE

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**4. VAT:** The VAT position relating to the property may change without notice.

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