

FOR SALE

INDUSTRIAL

42A BAIRD STREET, GLASGOW G4 0PT
618 SQ M (6652 SQ FT) OR THEREBY

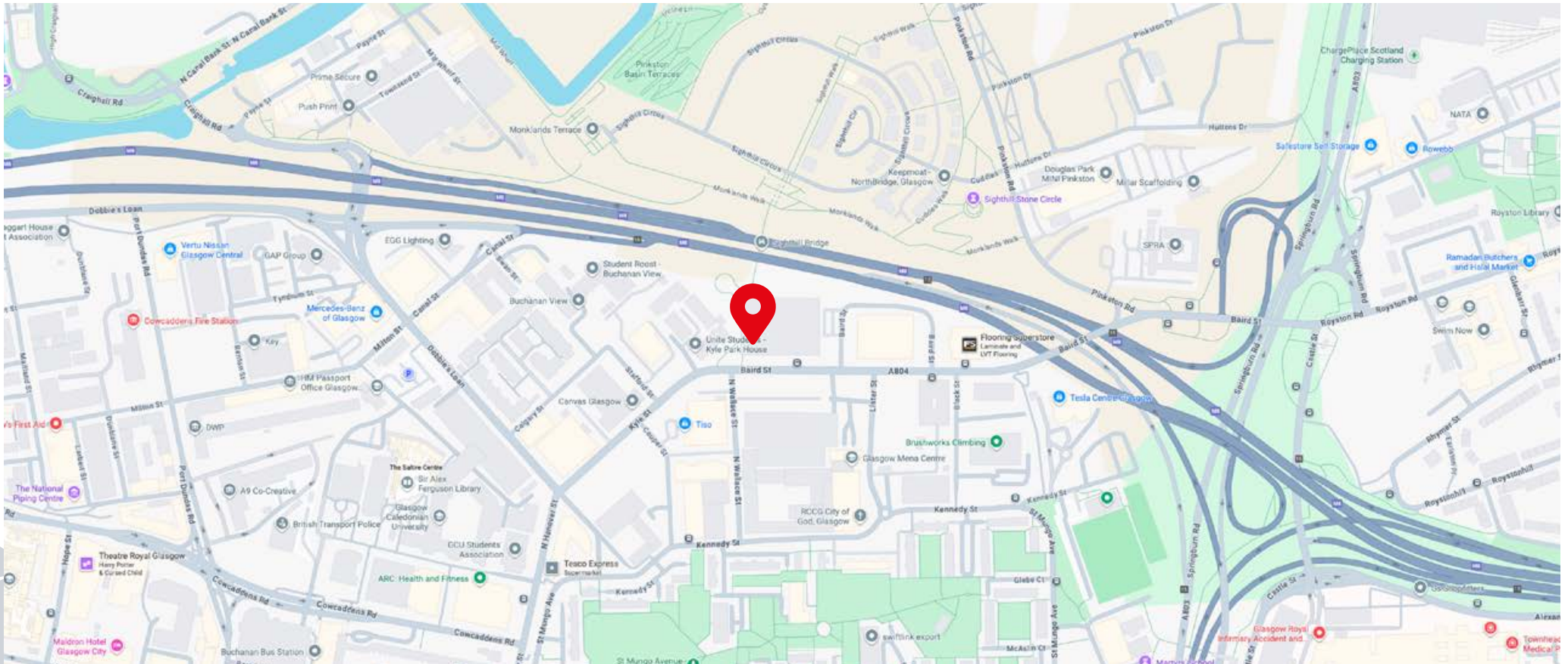
**CITY
PROPERTY**
GLASGOW



LOCATION

The building is situated in a very prominent position fronting the A804 Baird Street and is ideally located just 1 mile from the City Centre

Buchanan bus station is located within a 10 minute walk with a local bus stop directly across the road from the property. Glasgow Queen Street railway station is also a 15 minute walk from the property. The property is well-connected by road too, with Junction 15 of the M8 motorway, only being 2 minutes' drive away connection to the Greater Glasgow area and Edinburgh.



DESCRIPTION

The subject comprises the share of an industrial unit forming part of a larger building owned by Legal & General Property Partners (Industrial Fund) Limited. The subject is an L-shaped unit measuring circa 618 sqm.

The construction is a steel portal frame with dual pitched roof finished in a corrugated metal roof covering. The elevations typically comprise facing brick and corrugated metal cladding. Access to the unit is provided by a single pedestrian door. The subject is currently vacant although the remainder of the unit is let to the Royal Mail and is operated as a sorting centre.



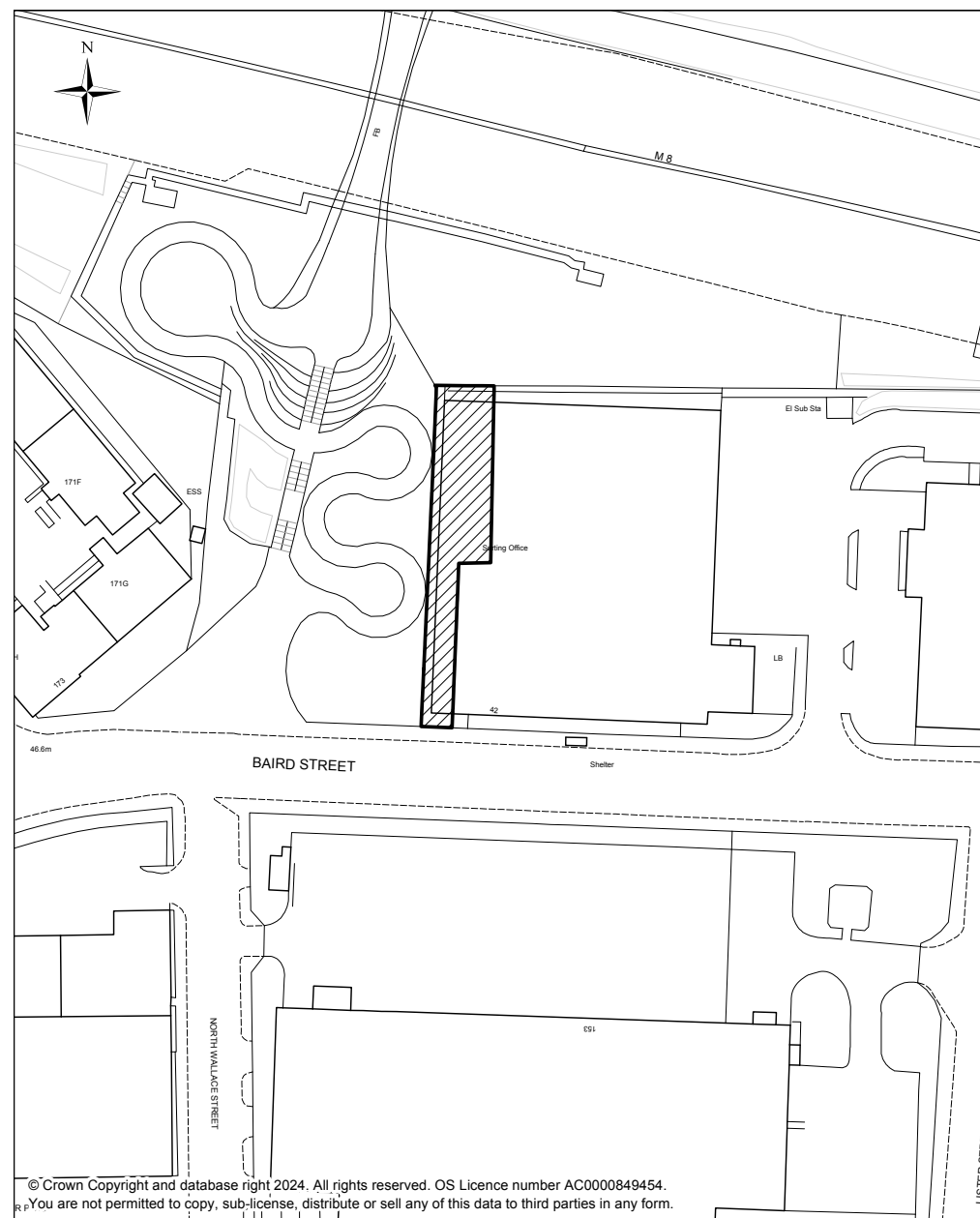
The subject is owned by Glasgow City Council having been acquired by compulsory purchase order (CPO) from Legal & General Property Partners (Industrial Fund) Limited in November 2014 as part of the Sighthill regeneration project.

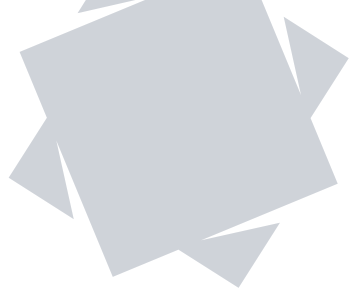
TITLE

Title to the property is held by Glasgow City Council. The property is to be sold with the benefit of any rights of way, servitudes or restrictions. The subject property is shown hatched in black in the plan shown below.

PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out GCC's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct particular types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach, which means new development should be responsive to its context.





VAT LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with the transaction. Each party will be responsible for bearing their own legal costs. It should be noted that the property is currently not opted to tax.

SERVICES

The unit is not serviced by heating or lighting and the water supply has been cut off externally. It will be the responsibility of the purchaser to ensure that the required services are available and adequate for their purposes.

EPC

Regulation 4 of the Energy Performance of Buildings (Scotland) Regulations 2008 (<http://www.legislation.gov.uk/ssi/2008/309/contents/made>) sets out exemptions from the need to have an EPC for transactions. Regulation 4(a) exempts “workshops...with low energy demand”. Available guidance clarifies that this exemption refers to workshops designed to have no significant heating, ventilation, or air conditioning (HVAC). We can confirm that the premises fall into this category and are therefore exempt from the need for an EPC for the proposed transaction.

CLOSING DATE

Glasgow City Council is seeking best bids for its interest in the property and will consider both unconditional and conditional offers. Notification of the Closing Date will be issued to all prospective bidders who have registered their interest by submitting full contact details to: **marketing@citypropertyglasgow.co.uk** quoting “Interested Party – 42A Baird Street, Glasgow”.

Whilst City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of the interested parties to ensure they are aware of the closing date. As such bidders are strongly advised to check **www.citypropertyglasgow.co.uk** to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.

VIEWINGS & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, Glasgow G1 1QU



Interested parties wishing to view the subjects should register via our **website**, e mail **marketing@citypropertyglasgow.co.uk** or telephone **0141 287 6161**

This property and others may be viewed on our website at:
www.citypropertyglasgow.co.uk

For further information contact:

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Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars November 2025.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit add link to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property Glasgow LLP.