

Development Ground Lease Available

130 Blochairn Road,
Glasgow, G21 2DU

- Suitable for developers or occupiers
- Site Area: 2.69 hectares (6.65 acres)
- Excellent location and transport links
- Would suit a variety of uses

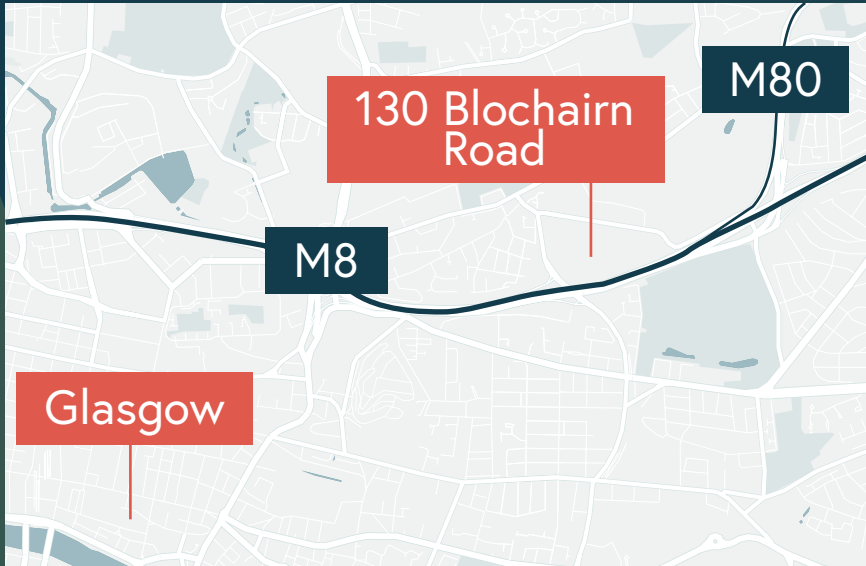
 **GRAHAM
SIBBALD**



 DRONE VIDEO

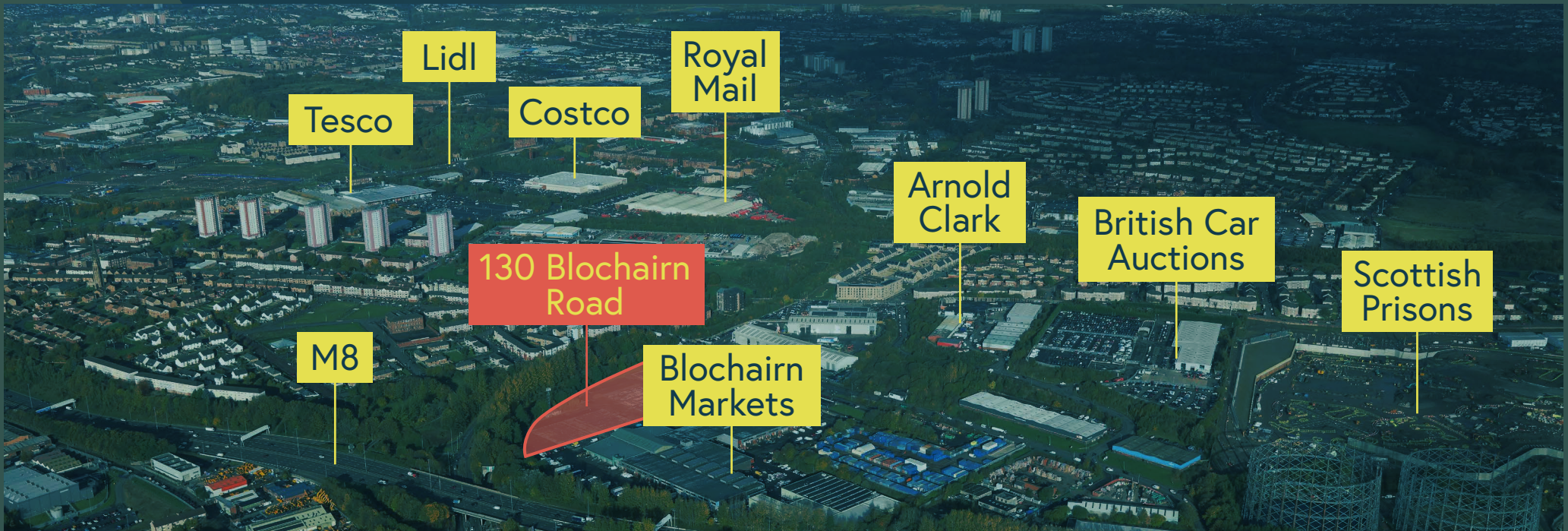


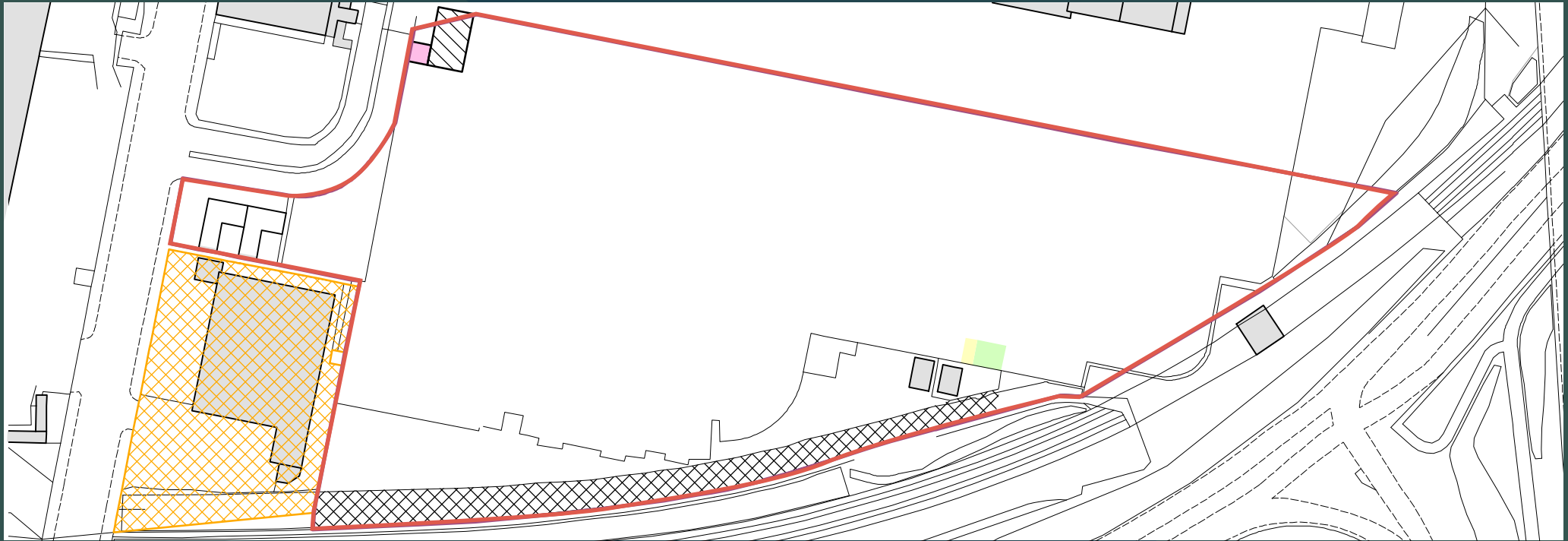
PRIME DEVELOPMENT LAND



Glasgow is Scotland's largest conurbation, with a resident population of some 650,000, and a catchment of over 1.2 Million. The site is located immediately adjacent to J14 of the M8, some 1.5 miles east of Glasgow City Centre. Additional motorway links to the M80, M73, M74 and M77 are located within 5 mins drive time which provide direct access to the rest of Scotland and south to England.

LOCATION





The site comprises a **largely level cleared site extending to some 2.69 hectare (6.65 acres)** located adjacent to Blochairn Fruit Market, Scotlands largest fresh produce wholesale market.

Access to the site is taken from Blochairn Road and **there is the opportunity to create a dedicated access point to service the site.** There are existing Telecoms mast and sub station on the site, and full details of the leases are provided in the Data Room.

The site is shown outlined in red on the attached plan.

DESCRIPTION

ADDITIONAL INFO

THE PROPOSAL

The site is being offered on the basis of a development ground lease for a negotiable lease term. Our clients preference is that the lease is on a base rental agreement rather than a grassum.

Given the proximity of the adjoining Blochairn Fruit Market, certain uses would not be acceptable to our client, and further detail on this can be obtained from the agents.

DATA ROOM

A Data Room is available which hosts various technical details including Title, Topographical Survey, services data etc. For access please contact the agents.

FURTHER INFORMATION

Terry McFarlane

✉ terry.mcfarlane@g-s.co.uk

☎ 07766 551 663

Andrew Johnston - City Property (Glasgow) LLP

✉ andrew.johnston@citypropertyglasgow.co.uk

☎ 07876 814 688

