

TO LET 2121 London Road Glasgow G32 8XL
London Road
Glasgow
G32 8XL



PROMINENT ROADSIDE DEVELOPMENT OPPORTUNITY - CIRCA 3.5 ACRES - PRE-LET OPPORTUNITIES

- Circa 3.5 acre prominent roadside development site
- Close to Junction 2A of the M74 motorway
- Established retail warehouse location
- Strong national occupier representation



2121 LONDON ROAD GLASGOW G32 8XL, LONDON ROAD, GLASGOW, G32 8XL

A highly prominent roadside development site extending to approximately 3.5 acres, positioned on the north side of London Road, Glasgow. Opposite Clyde Gateway East

The owners are seeking pre-let leasehold commitments for a comprehensive redevelopment of the site.

The property offers a rare opportunity to secure representation within an established out-of-town retail warehouse and roadside destination, with flexibility to deliver accommodation tailored to occupier requirements.

The site is suitable for a variety of commercial uses (subject to planning), including roadside, retail warehouse, bulky goods, trade counter, showroom, open storage and other commercial uses.

Previous planning consents have historically been granted on the site. Further details are available upon request.

Design and build solutions can be provided, subject to covenant strength and agreed terms.

Location

The site occupies a highly prominent position approximately 4 miles east of Glasgow City Centre, close to Junction 2A of the M74 motorway.

The M74 provides direct access to the M73 and M8 motorway network, offering excellent connectivity across the wider Glasgow area.

The immediate area is an established retail warehouse and roadside destination, anchored by national occupiers including:

DFS

Matalan

McDonald's

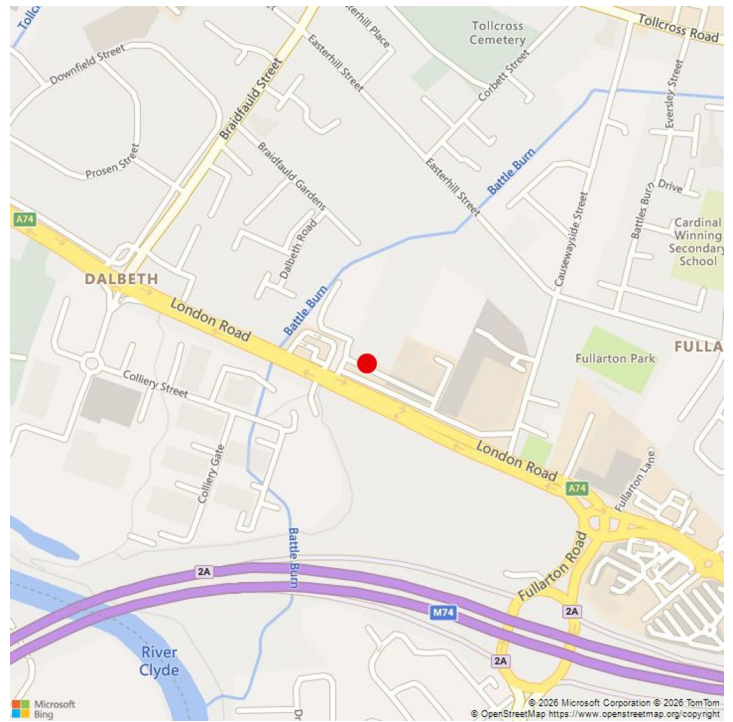
We understand that both DFS and Matalan trade extremely well from this location, demonstrating the strength of the retail pitch and catchment.

Accommodation

Site Area: Approx. 3.5 acres

Accommodation to be delivered on a pre-let design and build basis, tailored to occupier requirements.

agreed.



Additional Information

Rent

On Application

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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TOTAL	3.5 ACRE S	1.42HECTARES
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Planning Information

The site has benefitted from previous planning consents historically. Interested parties should make their own enquiries with the local planning authority.

Legal Costs

Each party will be responsible for their own legal / professional fees.

Tenure & Terms

New Full Repairing and Insuring leases available, terms to be