



Ibrox Subway Station



**TO LET**

51 Woodville Street | Ibrox | Glasgow | G51 2RQ

**Secure storage yard**  
**0.85 Acres (0.34 Hectares)**  
**TO LET**

**Griffin  
Webster**  
PROPERTY CONSULTANTS

### Location

The site is situated on the north side of Copeland Road at the junction with Woodville Street and is characterised by a mix of residential, industrial and retail uses. The land benefits from excellent transport links with access to the M8 motorway at junction 38, and Ibrox Subway station close by.

### Description

This secure storage yard comprises a mixture of concrete and hardstanding surface, and is bounded by a steel palisade fence, with a manual double swing entrance gate.

In addition, there are a number of floodlights and CCTV cameras.

- 0.85 Acres (0.34 Hectares)
- Large surfaced yard in close proximity to J38 M8
- Surrounded by secure palisade fencing
- Easily accessible from nearby major trunk roads
- Offers invited for the leasehold
- Available Immediately

### Site Area

The site extends to approximately: 0.85 Acres (0.34 Hectares)

### Rateable Value

The site is entered in the valuation roll with a Rateable Value of £11,900, meaning that any potential occupiers could benefit from up to 100% rates relief in line with the Small Business Bonus Scheme

### Rent

Offers invited for the leasehold

### Lease Terms

The yard is available on a new lease for a negotiable period.

### Energy Performance

Not applicable.

### VAT

All prices quoted are exclusive of VAT.

### Legal Costs

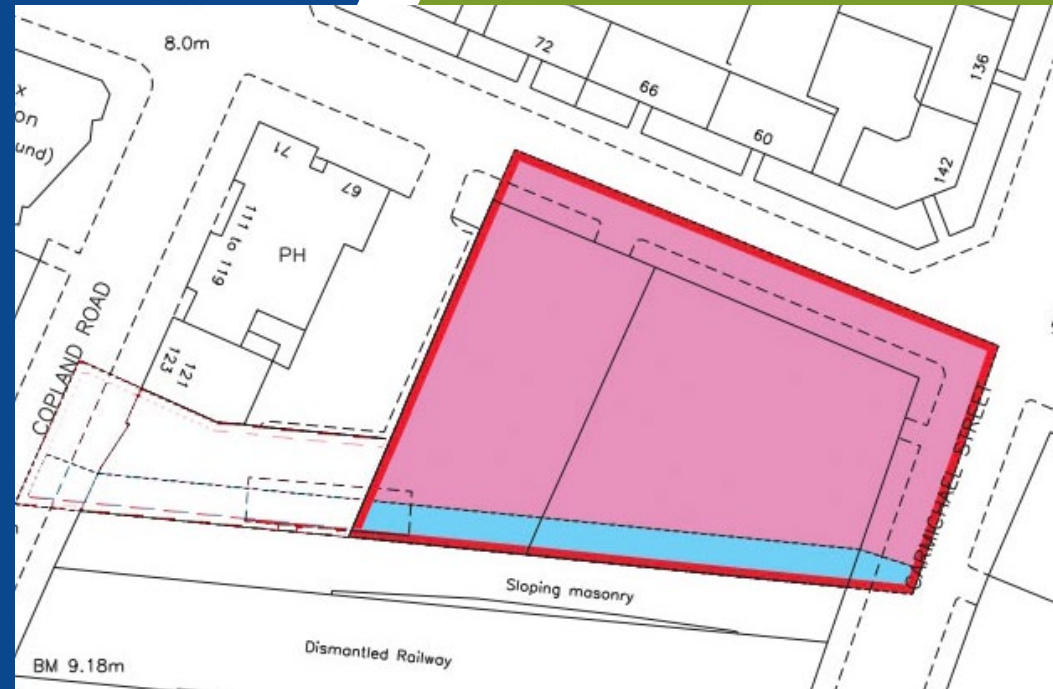
Each party will be responsible for paying their own legal costs incurred in this transaction.

### Entry

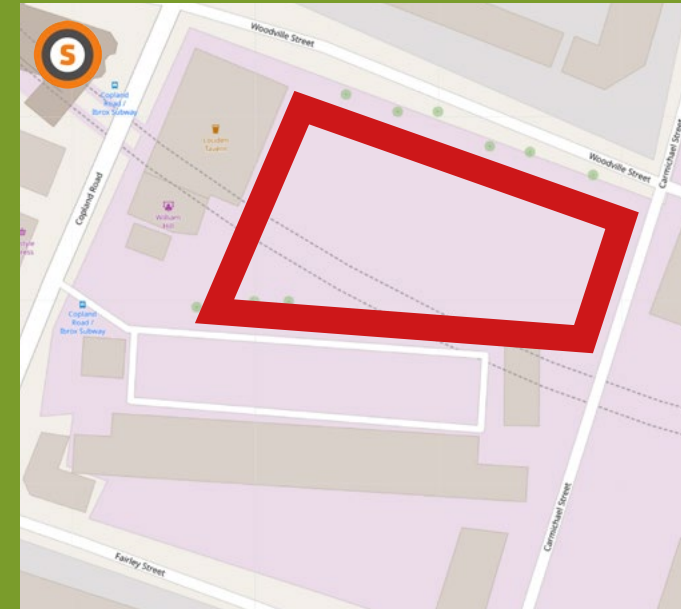
Upon completion of legal formalities.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement  
with the letting agents.  
Call Greg Dykes  
07447 983400 or  
email:  
[greg@griffinwebster.co.uk](mailto:greg@griffinwebster.co.uk)



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