

For Sale

**INDUSTRIAL PREMISES
WITH SECURE PRIVATE YARD**

DM HALL

CARMAN WORKS • RENTON • DUMBARTON • G82 4NR

494.97 SQ.M. (5,328 SQ.FT.)

INSTRUCTED ON BEHALF OF
THE JOINT LIQUIDATORS



- Well-presented industrial premises with excellent transport links.
- Secured private site extending to 0.359 acres, or thereby.
- Total Gross Internal Area of 494.97 sq. m. (5,328 sq. ft.) approx.
- Loading area located at rear.
- 100% rates relief, subject to status.
- **OFFERS IN EXCESS OF £200,000 ARE INVITED.**

Property Details

LOCATION

The property is located on Back Street within the village of Renton, situated between Dumbarton and Alexandria in West Dunbartonshire. Glasgow city centre lies approximately 30 minutes to the east via the A82.

There are excellent transport links available, with Renton Railway Station within walking distance of the premises, providing regular services to Glasgow Queen Street. Road access to the A82 trunk road, connecting to the M8 motorway, Glasgow Airport, and the wider Scottish motorway network, is available within 5 minutes' drive.

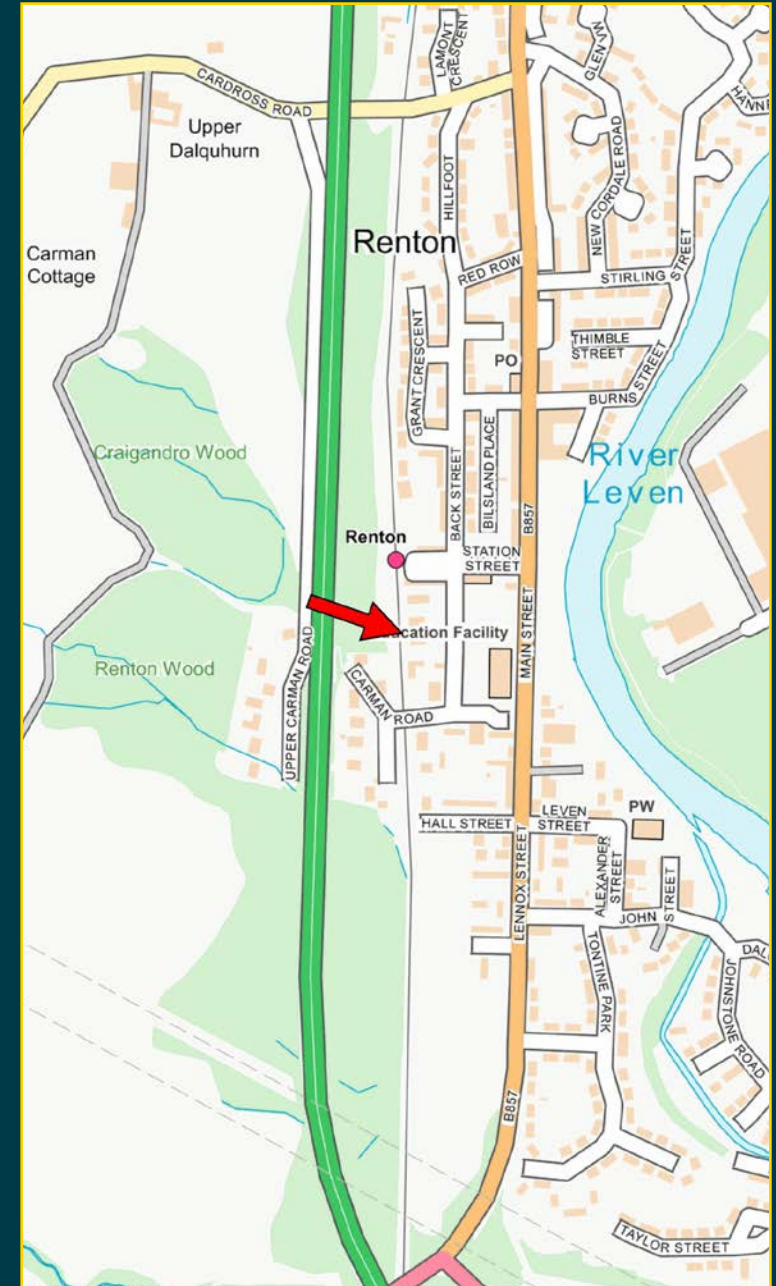
The surrounding area comprises a mix of light industrial and commercial occupiers, providing a well-established business location. Nearby operators include a range of workshops, trade counters, and service businesses.

DESCRIPTION

The property is an industrial premises of steel portal frame surmounted by a pitched roof and is within a secure gated yard.

Internally, the subjects comprise offices to the front and a workshop area to the rear at ground level. There are staff toilet facilities located off the warehouse. There are two mezzanines within the warehouse currently used for storage purposes.

The rear shutter dimensions are 3.6m x 3.66m.





WAREHOUSE

Property Details

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows:

Accommodation	sq. m.	sq. ft.
Office and Storage	65.62	706
Warehouse and Staff Area	373.46	4,020
Mezzanines	55.89	602
Total	494.97	5,328

The total site area extends to approximately **0.359 acres (0.145ha)**.

The yard area extends to **0.119 acres (0.048 ha)**.

NON-DOMESTIC RATES

Rateable Value - £8,600.

The subjects qualify for 100% Rates Relief under the Small Business Bonus Scheme, subject to occupier status.

SALE TERMS

On behalf of the Joint Liquidators, we are seeking **OFFERS IN EXCESS OF £200,000**.

ENERGY PERFORMANCE

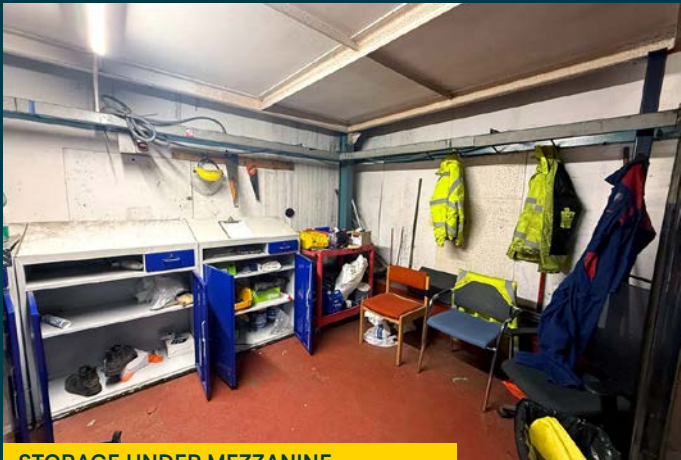
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



WAREHOUSE



OFFICES



STORAGE UNDER MEZZANINE

Property Details

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



WAREHOUSE



YARD AREA

Property Details

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

Claire Hutton MRICS

07876 541654

Claire.Hutton@dmhall.co.uk

Louis Holmes

07787 308812

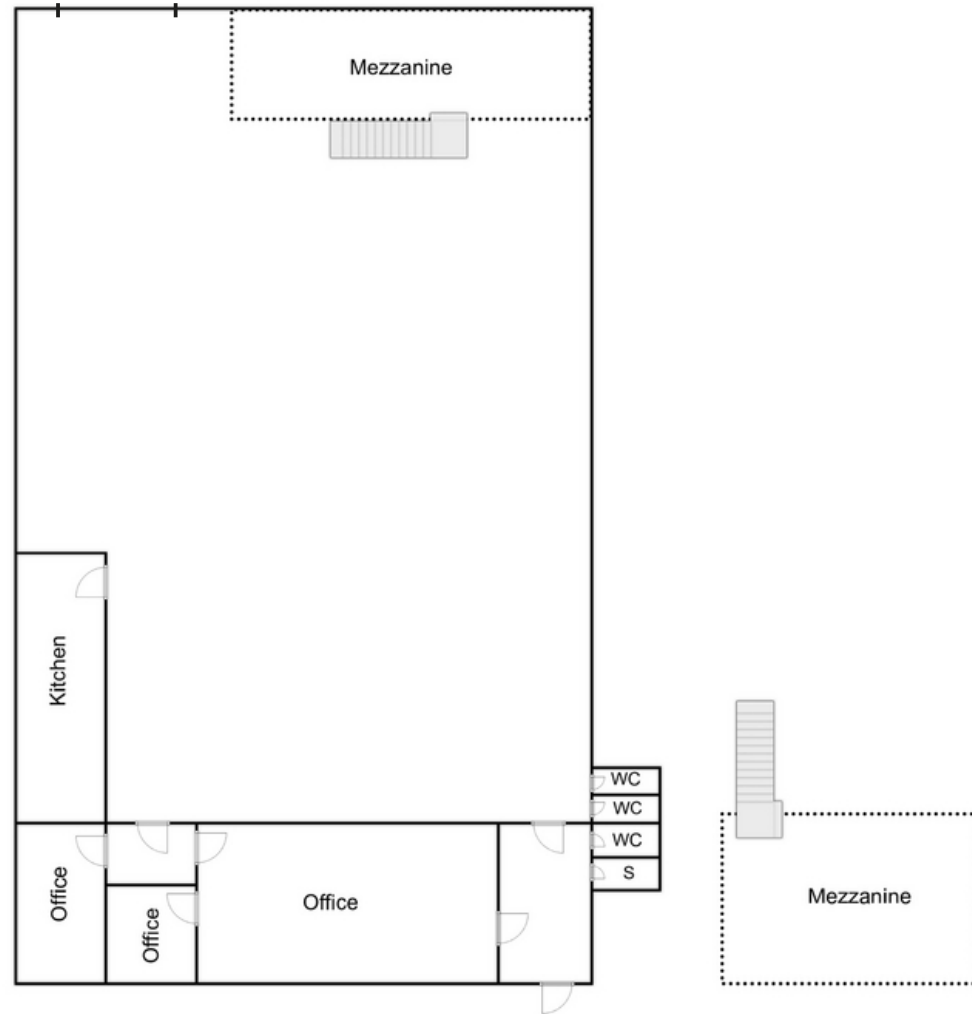
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FLOORPLAN (INDICATIVE PURPOSES ONLY)

PROPERTY REF: WSA2877

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