

54 WALLACE STREET TRADESTON



GERALDEVE

TO LET / MAY SELL **DUE TO RELOCATION**
WAREHOUSE ACCOMMODATION
1,132.86 sq m (12,194 sq ft)



54 Wallace Street
Tradeston
GLASGOW
G5 8DU

Prominent warehouse building within the popular and convenient Tradeston area of Glasgow;

- **well-presented warehouse accommodation**
- **potential for alternative uses including gym, showroom, retail, & leisure subject to planning**
- **immediate M8 & M74 motorway access**
- **Bridge Street underground Station, 5 minute walk east Glasgow Central Station, 10 minute walk north**

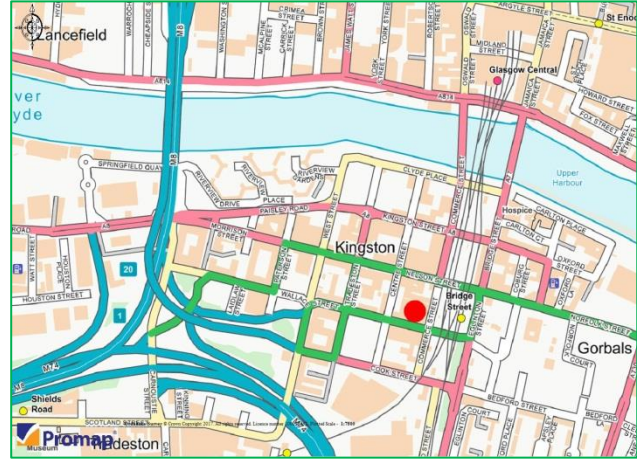
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Location

The subjects are located on the north side of Wallace Street at its junction with Commerce Street within the popular Tradeston area of Glasgow immediately south of the city centre. The subjects benefit from excellent access to the Scottish Motorway Network with the M8 accessible via Junction 20 & 21 and the M74 via Junction 1 all of which are a short distance west.

Convenient public transport links are also provided with Bridge Street Underground Station a 5 minute walk east, Glasgow Central Station a 10 minute walk north whilst numerous bus routes operate on Eglinton Street.

Description

The subjects comprise an end-terraced corner warehouse building of concrete frame construction arranged over ground, first, second and attic floors. Two passenger staircases connect the floors as well as a conveyor belt between the ground and first floor.

Internally the subjects provide well presented open-plan warehouse accommodation on each floor with staff WC's and break out facilities situated on the ground floor.

Lighting is provided by a mixture of LED's and fluorescent strips with heating provided via a mixture of gas blowers and wall mounted radiator units.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal floor areas;

Ground Floor	437.09 sq m	(4,705 sq ft)
First Floor	432.84 sq m	(4,659 sq ft)
Second Floor	155.76 sq m	(1,677 sq ft)
Attic	107.17 sq m	(1,153 sq ft)
Total	1,132.86 sq m	(12,194 sq ft)

Planning

The subjects currently benefit from Class 4, 5 and 6 consent and may be suitable for a range of alternative uses (subject to planning) including showroom, gym, retail and leisure.

All planning queries should be directed to Glasgow City Council's Planning Department on 0141 287 6060.

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £45,000 per annum. Alternatively our client may consider disposing of their feuhold interest in the subjects for which offers are invited.

EPC – Available on request.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £32,650.

VAT

The rent is not subject to VAT.

Viewing

By appointment through the sole agents, GeraldEve LLP;

Gregor Brown
gbrown@geraldve.com
Tel. 0141 227 2375

John Logan
jlogan@geraldve.com
Tel. 0141 227 2378



Conditions under which these particulars are issued

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