



50 MARLOW STREET, KINNING PARK, GLASGOW G41 1LR

TO LET: MODERN INDUSTRIAL PREMISES WITH SECURE YARD
TOTAL GIA - 9,522 SQ FT



Location

The subjects are located on Marlow Street within the popular and established Kinning Park industrial estate approximately 1.5 miles south-west of Glasgow city centre.

The subjects benefit from excellent access to the Scottish Motorway Network; the M8 is accessible via Seaward Street providing access to Glasgow City Centre (north), Edinburgh (east) and Glasgow International Airport which is a 10-minute drive west. The M77 is accessible via Junction 22 and the M74 via Junction 1.

Shields Road Underground Station is a four minute walk east providing direct access to the city centre. Numerous bus services also operate within the vicinity.

Description

Modern standalone industrial unit of steel portal frame construction with secure yard / parking area to the front benefitting from;

- modern pitched roof clad with insulated profile sheeting incorporating light panels
- clear internal eaves height of 5.34m
- racking that can be left in / removed
- mezzanine storage space
- 1 x full height vehicle access door
- 2 x suspended gas blowers
- well-presented office accommodation over ground and first floor
- wc facilities on both floors
- kitchen tea-prep facility
- 3 x phase power

Accommodation

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

	sq m	sq ft
Warehouse	565.07	6,082
Ground Floor Offices / Ancillary	88.88	957
First Floor Offices / Ancillary	106.60	1,147
Mezzanine	124.12	1,336
Total	884.67	9,522

The yard / parking extends to approximately 3,740 sq ft.

Asking Terms

The subjects are available by way of a new full repairing and insuring lease at a rent of £55,000 per annum.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £40,000.

VAT

The rent is subject to VAT.

EPC

Available upon request.



Viewing & Further Information

Viewing and further information can be arranged through the joint letting agents:

Gregor Brown
Tel. +44 (0)141 227 2375
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