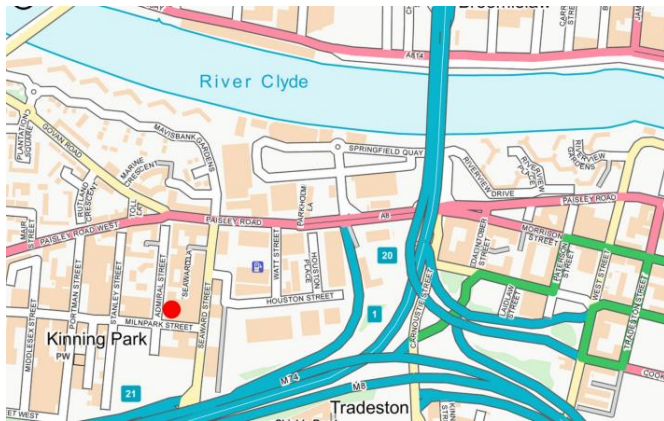




71 ADMIRAL STREET, KINNING PARK, GLASGOW, G41 1HP

To let industrial / workshop premises with offices
117.85 sq m (1,269 sq ft)

- Located within the popular Kinning Park area of Glasgow just 1 mile south of the city centre
- Immediate M8 motorway access provided via Junction 20 & 21
- Shields Road & Kinning Park Underground Stations 5 minute walk away east and west
- Internally provides workshop accommodation with offices
- Quoting rent of £12,000 per annum
- Eligible for 100% rates relief under Small Business Bonus Scheme



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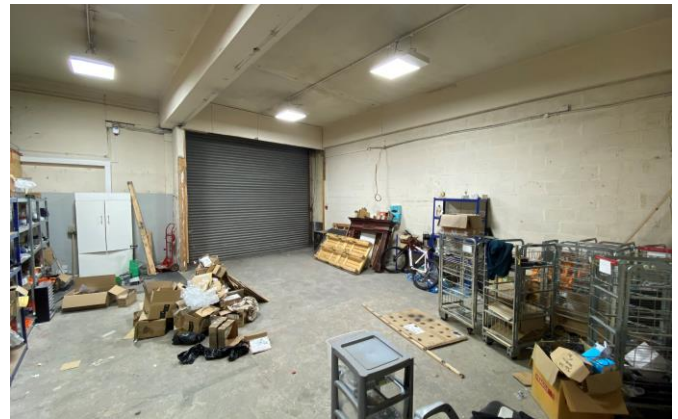
Location

The subjects are located on east side of Admiral Street at its junction with Milnpark Street within the popular and convenient Kingston area of Glasgow immediately south of the city centre. The subjects benefit from immediate access to the Scottish Motorway Network with the M8 accessible via Junctions 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east of the subjects via Junction 1.

Convenient public transport links are also provided with Shields Road and Kinning Park Underground Stations within walking distance whilst numerous bus routes operate on Paisley Road West. Free on-street parking is provided on Admiral Street itself together with the surrounding streets.

Description

The subjects comprise an industrial workshop with built-in offices. The workshop provides good quality accommodation suitable for a range of uses such as storage or manufacturing purposes. The offices are well-presented providing open plan and staff break-out space together with WC's and kitchen facilities to the rear. The subjects benefit from a floor to ceiling height of 4.17m.



Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Warehouse	63.79	687
Office	54.06	582
Total GIA	117.85	1,269

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £4,700.

Subject to fulfilling the set criteria, occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme

EPC

Available upon request.

Terms

The subjects are available on FRI terms at a rental of £12,000 per annum.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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