

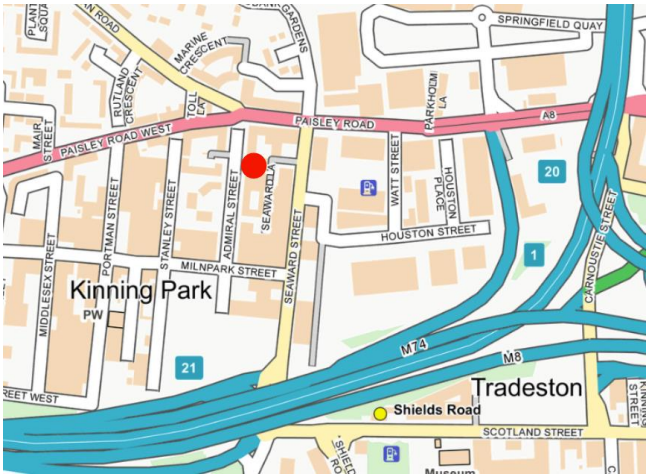


17 ADMIRAL STREET, KINNING PARK, GLASGOW, G41 1HP

TO LET - SELF-CONTAINED OFFICE / STUDIO ACCOMMODATION – 1,033 SQ FT

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## Location

The subjects are located on the east side of Admiral Street immediately south of its junction with Paisley Road West within the popular Kinning Park area of Glasgow.

The M8 motorway is accessed immediately 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.

Public transport links are provided with Shields Road and Kinning Park Underground Stations within walking distance whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found. Plentiful free on-street parking is provided on Admiral Street itself along with its surrounding streets.

## Description

The subjects comprise a self-contained ground floor office/ studio accommodation benefiting from:

- Main open-plan office
- Private office / meeting room
- Back office area
- WC and kitchen facilities

Please note that the accommodation has been formed using stud partitions and therefore has the ability to be made completely open-plan.

## Schedule of accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal floor area of;

95.97 sq m      1,033 sq ft

## Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £7,700

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 by way of a new full repairing and insuring lease at a rent of £10,000 per annum.

## Viewing

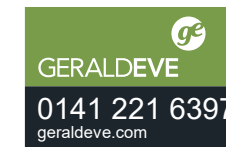
By appointment through the sole agents, Gerald Eve LLP.

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