



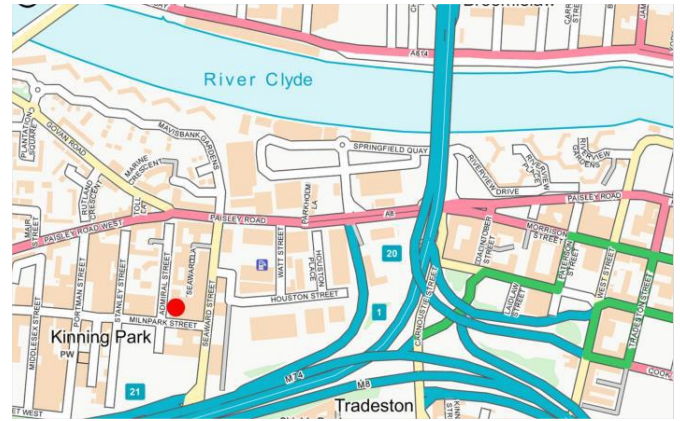
22 MILNPARK STREET, GLASGOW, G41 1BB

TO LET – INDUSTRIAL / WORKSHOP / STORAGE PREMISES
118.82 SQ M (1,279 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 and Kinning Park Underground Stations within 5 minutes walking distance
- Free on-street parking provided
- No VAT on rent
- Eligible for 100% rates relief under Small Business Bonus Scheme



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Location

The subjects are located on the north side of Milnpark Street at its junction with Admiral 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 and 21. The M74 can be accessed a short distance east via Junction 1.

Excellent public transport links service the subjects with Shields Road and Kinning Park Underground Stations within 5 minutes walking distance whilst numerous bus routes operate on Seaward Street and Paisley Road West. Free on-street parking is provided on Admiral Street.

Description

- Ground floor light industrial unit undergoing refurbishment
- Pedestrian door and vehicle roller shutter access
- Three-phase power
- Ceiling height 4.23m
- WC facilities

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;

118.82 sq m (1,279 sq ft)

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £4,000.

Subject to fulfilling 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 £10,500 pa.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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