

McNicol

PROPERTY CONSULTANTS

TO LET

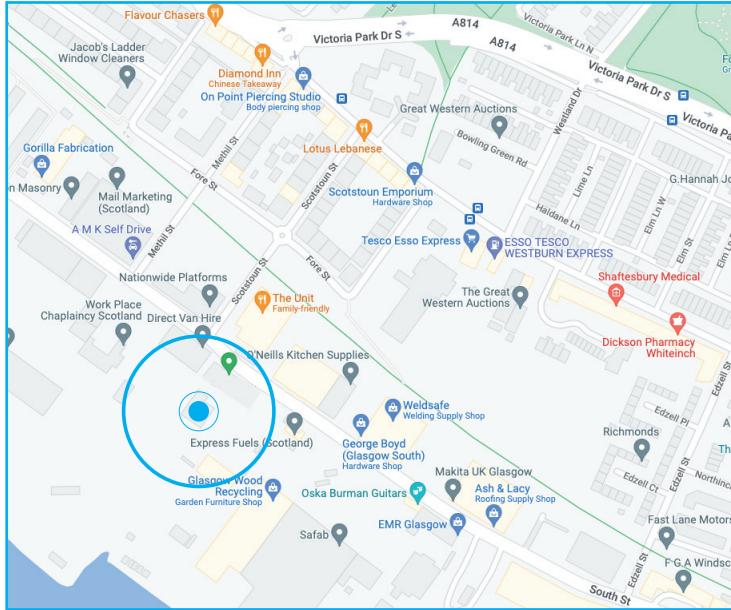


Workshop with Offices and Large Secure Yard 813 South Street, Glasgow G14 0BX

- Workshop – 415 sq m (4,467 sq ft) • 2 Storey Internal Office Accommodation
- Large Secure Yard • Excellent Transport & Motorway Links • Established Industrial Location

Location

The property is located in an established industrial location on the south side of South Street within the Scotstoun area approximately four miles west of Glasgow City Centre. The location offers good access to the road networks via South Street and the A814 Clydeside Expressway which in turn provide access to the Clyde Tunnel and M8 motorway. Regular bus services are available on the nearby Dumbarton Road.



Description

The property comprises a detached Warehouse of steel portal frame construction. The property benefits from a large dedicated secure external yard to the front with lighting. Internally, the property benefits from two storey office content and welfare facilities. The roof is double pitched with the clear height being approximately 7.5 m and the eaves being approximately 5.5 m. The warehouse benefits from 3 phase power, vehicle inspection pit and two manual roller shutter doors.

Accommodation

We calculate that the property extends to the following approximate Gross Internal Areas in accordance with the RICS Code of Measuring Practice (6th Edition).

Warehouse: 415 sq m (4,467 sq ft)
2 Storey Offices: 127 sq m (1,373 sq ft)

Terms

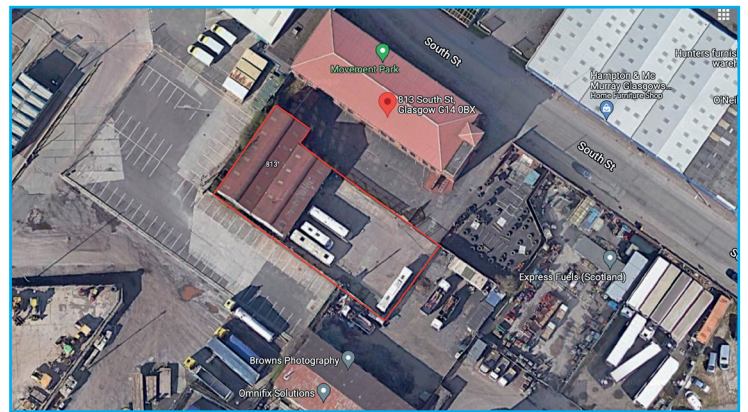
The subjects are offered on new Full Repairing an Insuring Terms for a period to be agreed.

Rateable Value

We have been advised by the Glasgow City Council Assessors Department that the property has a Rateable Value = £22,250.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



Viewing And Further Information

Please contact the Sole Letting Agent:



IMPORTANT NOTICE (Date of Publication June 2022)

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