

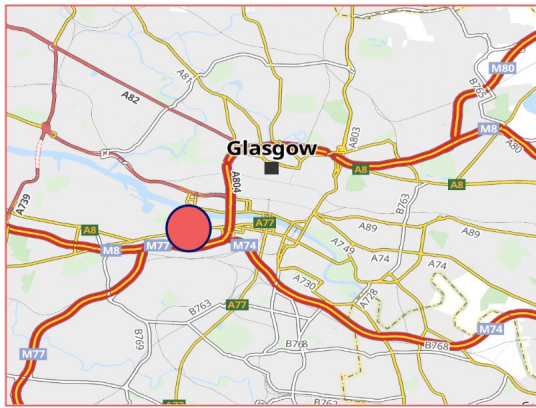


TO LET
OFFICE/STUDIO/WORKSHOP ACCOMMODATION

312 SQ FT

544 SCOTLAND STREET WEST, KINNING PARK, GLASGOW, G41 1BZ

-
- Benefits from raised loading access
 - Eligible for 100% rates relief under Small Business Bonus Scheme
 - Short walk to Kinning Park Underground Station
 - Free on-site and on-street parking
 - No VAT on rent



LOCATION

- The subjects are located within the popular and established Kinning Park area of Glasgow just 1 mile south of the city centre
- The property is situated on the north side of Scotland Street West by its junction with Middlesex Street fronting onto the M8 motorway
- M8, M77, M74 access all found within a 5-minute drive
- Short walking distance of Kinning Park Underground Station whilst regular bus services operate on Paisley Road West

DESCRIPTION

- Office/workshop/studio space
- Provides open plan space over ground/1st floor levels
- Benefits from raised loading access via roller shutter
- Excellent levels of natural daylight
- Common secure pedestrian access
- Shared WC's
- Generous free on site and on street parking

ACCOMMODATION

NIA	sq m	sq ft
Ground	51.08	550
1 st Floor	51.08	550
Total	102.19	1,100

BUSINESS RATES

R/V £4,800

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC Available on request

ASKING TERMS

The subjects are available on FRI terms with quoting information available via the agents.

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. **MARCH 2024**