



TO LET HIGH BAY WAREHOUSE WITH RACKING

5,000 SQ FT

2 MAFEKING STREET, IBROX, GLASGOW, G51 2UZ

- Available for immediate occupation
- Benefits from 9.5M eaves
- Convenient M8 motorway access via Junction 3
- Short walk to Ibrox Underground Station
- Flexible all-inclusive terms available



LOCATION

Located within the Ibrox area of Glasgow's South Side just 3 miles south-west of Glasgow City Centre.

The subject property is situated on the north side of Mafeking Street by its junction with Copland Road and short distance south of its junction with Paisley Road West that connects with Junction 3 of the M8 motorway as well as the M74 & M77 beyond.

Excellent access to public transport links are provided; Ibrox Underground Station is a 1-minute walk around the corner from the subjects whilst various bus routes operate on the nearby Paisley Road West.

Nearby occupiers include Fugenstone Scotland, Waterfront Fluid Controls & WGM Engineering.

DESCRIPTION

Mid-terraced high bay warehouse premises forming part of a larger multi-let block.

Externally the subjects benefit from secure communal yard space and parking set behind palisade fencing and double gates.

Accessed via full height vehicle roller shutter and internally the subjects provide open-plan high bay warehouse accommodation of steel portal frame construction with insulated panel roof incorporating light panels allowing for excellent levels of natural daylight.

The clear internal eaves height is 9.5M with existing racking allowing to go 4 pallets high.

ACCOMMODATION

	SQ M	SQ FT
GIA	5,000 sq ft	464.52

BUSINESS RATES

The subjects are in the process of being re-assessed.

EPC

Available on request

ASKING TERMS

The subjects are available on flexible terms at a rent of **£25,000 per annum** exclusive of VAT.

VIEWING & FURTHER INFORMATION

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