

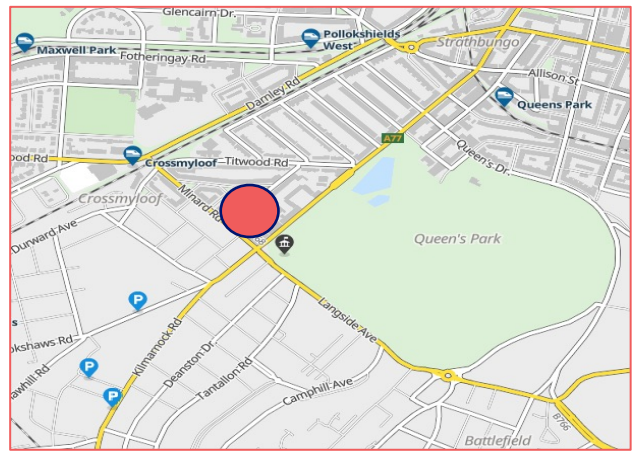
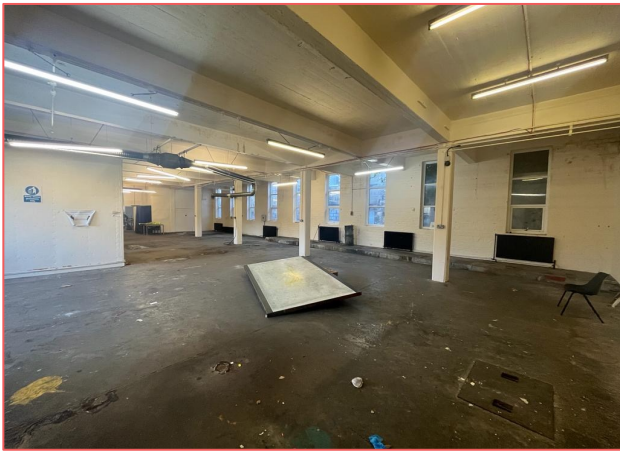


TO LET / FOR SALE
1ST FLOOR WORKSHOP / STUDIO SPACE

4,316 SQ FT

1008 POLLOKSHAWS ROAD, SHAWLANDS, GLASGOW, G41 2HG

- Located within the popular Shawlands area of Glasgow's South Side
- Situated opposite Queen's Park
- Nearby public transport links provided
- Self-contained space
- Available on new FRI lease
- Nearby occupiers include The Glad Café, Buongiorno, Caledonian Lock & Safe, I Repair



LOCATION

The subjects are located within the popular Shawlands area of Glasgow's south side approximately 2 miles south of the city centre.

More specifically the subject property is located just off Pollokshaws Road via the lane between the Glad Café & Buongiorno Restaurant immediately opposite Queens Park.

Excellent access to public transport links are provided with numerous bus services operating on Pollokshaws Road itself whilst Crossmyloof Railway Station is a 5 – 10 minute walk west of the subjects where direct services to Glasgow Central Station are provided.

On-street parking is provided on Pollokshaws Road itself together with the surrounding streets.

DESCRIPTION

Quirky self-contained studio / office / workshop space forming part of a larger two storey building of concrete frame construction

Access is via double doors at ground floor level where a double staircase provides access to the first floor together with a large goods lift.

Internally the accommodation provides bright and predominantly open-plan accommodation with double glazed window units running the full length of the space on each side of the building.

There's some existing fit-out by way of private offices that can be easily removed if required. WC facilities are provided.

Mains supplies to gas, water and 3 x phase power provided.

ACCOMMODATION

GIA 401 sq m / 4,316 sq ft

BUSINESS RATES

The subjects form part of a larger entry and require to be re-assessed.

EPC

Available on request.

ASKING TERMS

The subjects are available on FRI terms at a quoting rent of **£25,000 per annum**.

Offers over **£250,000** are invited for our client heritable interest with the benefit of vacant possession.

No VAT is payable on the rent or purchase price.

VIEWING & FURTHER INFORMATION

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