

TO LET
New Build Retail/Office Units



**The Victoria
Glasgow
G42 9TY**



LOCATION

The Victoria is a truly unique development in the heart of Glasgow. The comprehensive redevelopment of the former Victoria Infirmary will see the creation of a new community with over 400 new homes, commercial space, public realm and green space.

Located in the Langside area of the south side adjacent to Battlefield Cross the development will add to the already thriving commercial and residential activity in the area.

The development is situated adjacent to the New Victoria Hospital, Langside College, and close to Hampden Park.

DESCRIPTION

The subjects comprise a new build development of 11 commercial units split over two blocks.

Units are available in a size range from 38sqm (410 sqft) up to 419 sqm (4,505 sqft), although there is the opportunity to combine units to create up to 343 sqm (3,690 sqft).

All units will have frontages either into the heart of the development or onto Battlefield Road or Grange Road offering excellent visibility to passing pedestrian and vehicular traffic.

SPECIFICATION

The units will be completed to a standard developers specification.

PLANNING

The units have planning consent for retail and office uses.

RATES

To be assessed.

LEASE

The units are being offered on new FRI leases incorporating regular upward only rent reviews.

RENTS

Full details are available from the letting agents subject to confirmation of size requirements.

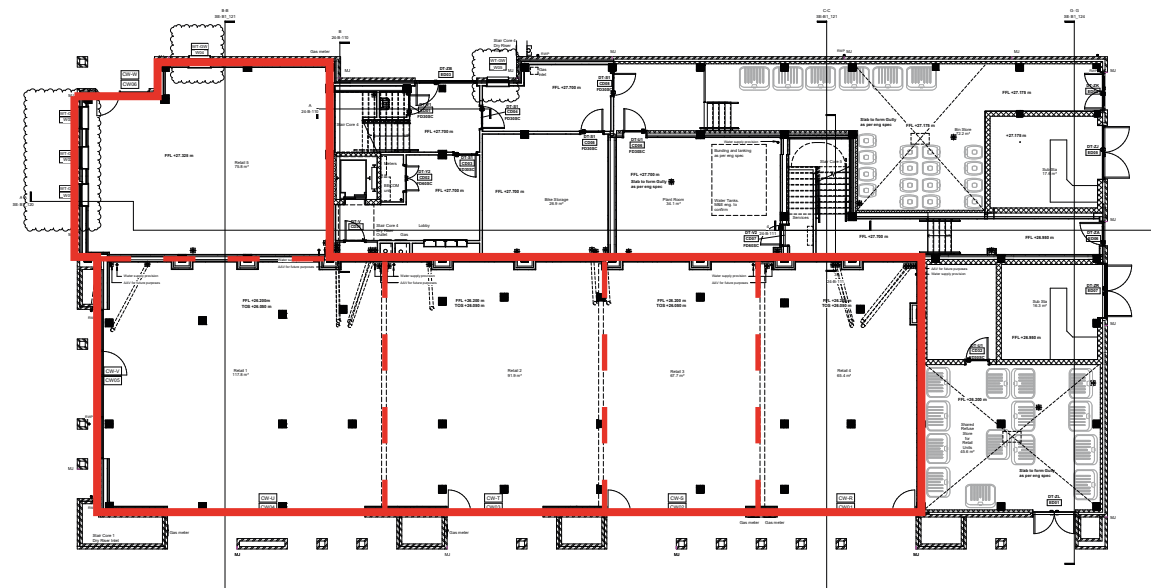
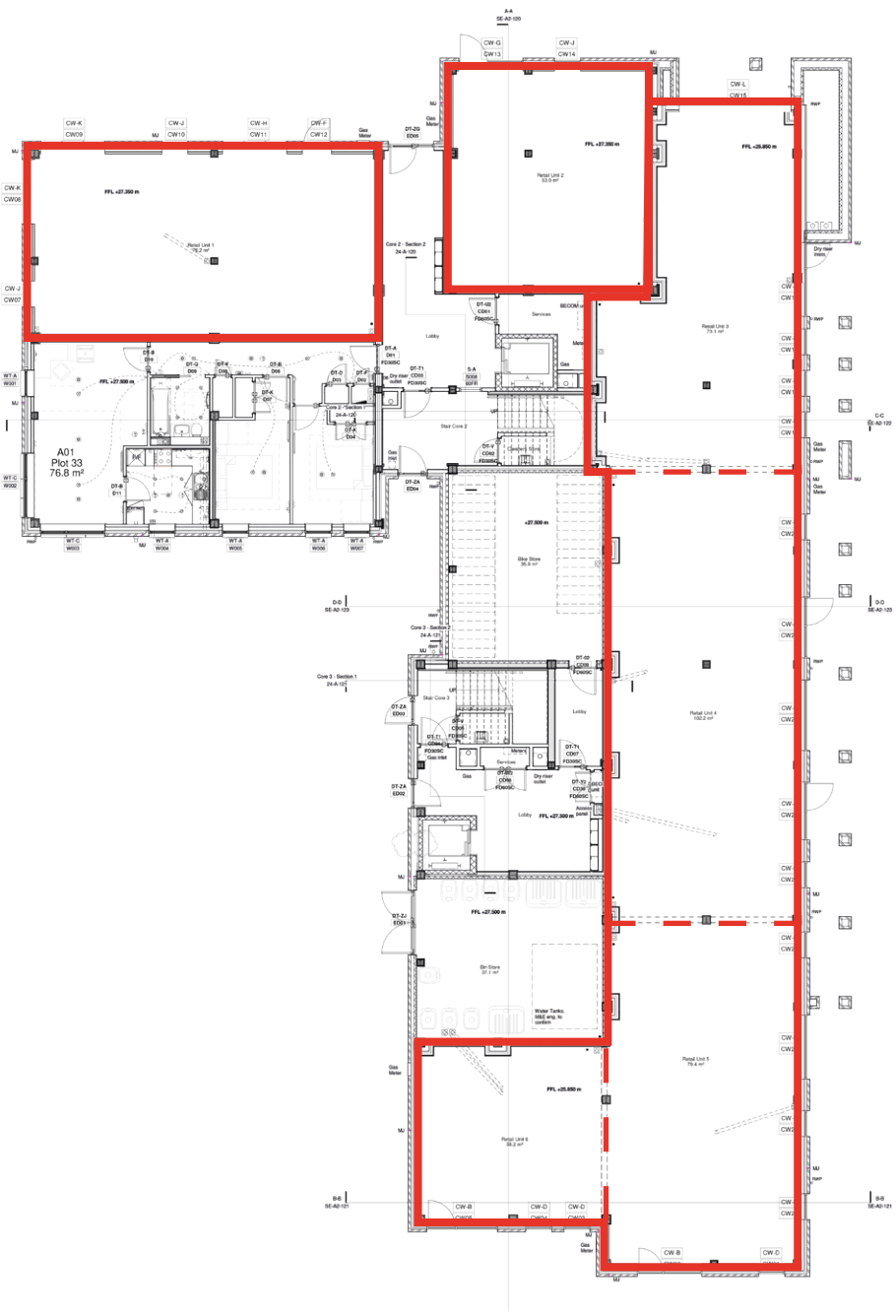
EPC

Valid EPC certificates will be provided upon request.

TIMING

Spring 2023







To arrange a viewing please contact:



Terry McFarlane
Director
terry.mcfarlane@g-s.co.uk
0141 567 5397
07766 551663



Ryan Farrelly
Commercial Agent
ryan.farrelly@g-s.co.uk
0141 567 5382
07900 390078

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2022

Sanctuary
Scotland