

TO LET - INDUSTRIAL / OFFICE

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



KEY HIGHLIGHTS

- 312 sq ft
- Short walk to Kinning Park Underground Station
- No VAT on rent
- Benefits from raised loading access
- Free on-site and on-street parking

SUMMARY

Available Size	312 sq ft
Rent	£6,000 per annum
Rates Payable	£2,390.40 per annum Some occupiers may eligible to apply for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£4,800
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

Office / workshop / studio space

Provide well-presented open plan accommodation

Benefits from raised loading access via roller shutter

Excellent levels of natural daylight

Attractive communal areas

Shared WC's

Generous free on site and on street parking

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

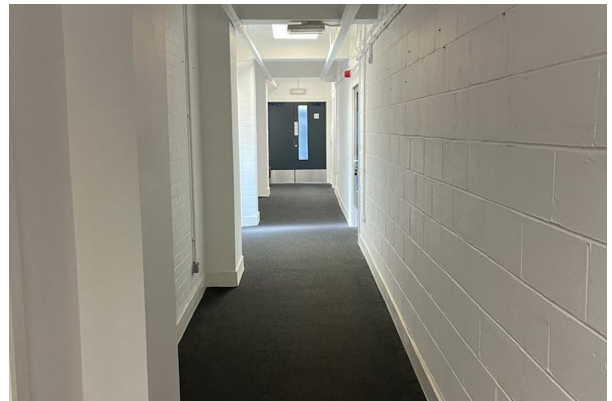
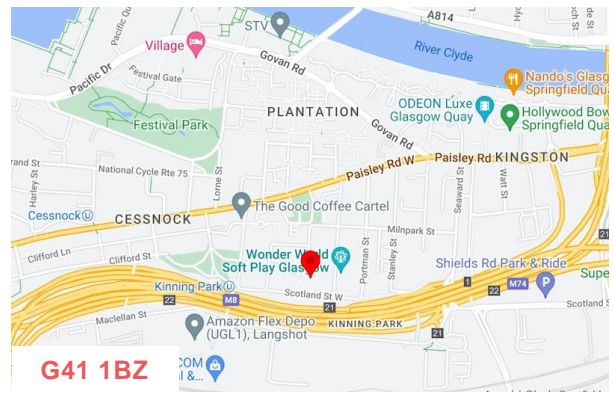
M8, M77, M74 access all found within a 5-minute drive

Short walking distance of Kinning Park Underground Station whilst regular bus services operate on Paisley Road West

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	312	28.99	Available
Unit - 2 Warehouse	1,359	126.26	Available
Total	1,671	155.25	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

G·M·BROWN