

## TO LET - INDUSTRIAL / RETAIL

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500 CROW ROAD

JORDANHILL, GLASGOW, G11 7DW



### KEY HIGHLIGHTS

- 4,780 sq ft
- Situated just off Crow Road next to Jordanhill Railway Station
- 1st floor benefits from separate access from street level
- Quoting rent of £45,000 per annum
- Standalone building of steel portal frame construction
- Arranged over ground and first floor level
- Well suited for storage / workshop / clinic / yoga & pilates / gym / showroom / cafe etc

## SUMMARY

Available Size	4,780 sq ft
Rent	£45,000 per annum
Rates Payable	£7,918.20 per annum
Rateable Value	£15,900
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Standalone commercial premises of steel portal frame construction surmounted by a pitched roof clad with insulated panels.

The property is arranged over ground and first floor level.

The ground floor provides open-plan accommodation with a front and rear staircase providing access to the first floor.

The first floor provides mainly open-plan space with a few partitioned offices, easily removable if required.

The accommodation is complete with WC facilities and a kitchen tea-prep.

## LOCATION

Located within the Jordanhill area of Glasgow's West End just 3.5 miles west of the city centre.

The subject property is situated immediately off Crow Road next to Jordanhill Railway Station.

Crow Road is a busy main arterial route with high volumes of passing traffic connecting with Anniesland Cross to the north as well as the Clydeside Expressway & Clyde Tunnel to the south that connect with the M8 motorway beyond.

Neighbouring occupiers Arnold Clark Volkswagen, Dream Doors Kitchens, Little Soho, Jordanhill Orthodontics and Rainbow Room International.

## ACCOMMODATION

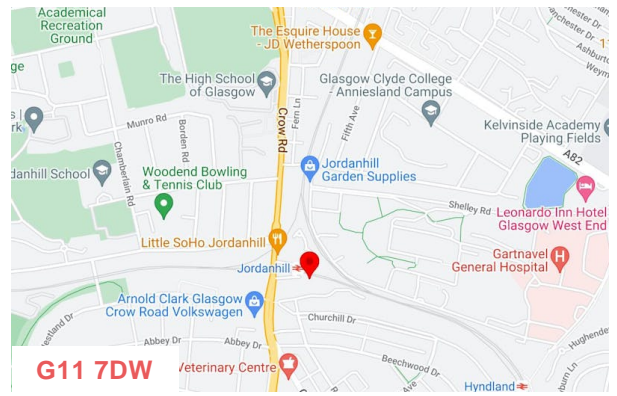
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,390	222.04	Available
1st	2,390	222.04	Available

## PLANNING

The subject property benefits from Class 4, 5 and 6 consent, however, may be suitable for alternative uses including gym / yoga & pilates studio / showroom / café / nursery etc subject to planning.

All planning queries should be made to Glasgow City Council Planning Department on 0141 287 8555.



## VIEWING & FURTHER INFORMATION

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