

Unit 3A Milnpark Trading Estate

LAMBHILL QUADRANT, KINNING PARK, GLASGOW, G41 1SB

To Let - Terraced Industrial Warehouse
5,402 sq ft (501.86 sq m)



savills



KEY HIGHLIGHTS

- Electric Roller Shutter Door
- 2x storey office accommodation
- Communal loading/car parking
- 6m Eaves
- Refurbishment Due Mid 2026
- Photos show example finish post refurb

LOCATION

Milnpark Trading Estate is approximately 1 mile south of Glasgow City Centre and the River Clyde, within the Kinning Park area, a well established industrial hub in the West of Scotland.

Located off Paisley Road West, access to the estate is via Seaward Street and Milnpark Street. The estate benefits from immediate access to the M74, M77 and M8 which in turn provides excellent transport links to the entire Scottish motorway network.

Public transport is nearby with Kinning Park subway station and a regular bus service on Paisley Road West.

DESCRIPTION

Milnpark Trading Estate is fully secured and consists of 3 terraces of industrial accommodation. The subjects benefit from office accommodation across two levels, male and female toilets, electric roller shutter door and kitchen facilities.

The available unit to let is Unit 3A which extends to approximately 5,402 sq ft. The unit is due for refurbishment mid-2026. Photos show the example finish post refurbishment.

Externally, the unit benefits from communal loading/parking facilities, accessed via a security gate.





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ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Unit 3A	5,402	501.86

LEASE TERMS

The property is available on a new Full Repairing & Insuring (FRI) lease term.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £28,750 (April 2023).

CONTACT

For further information please contact the letting agents on:

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