

GRAINSTORE



GRAINSTORE, 50 TRADESTON STREET, GLASGOW G5 8BH

- Phase 2 of successful Grainstore development
- 2-storey building capable of separate occupation
- Close to City Centre
- Excellent road and public transport connections
- Directly adjacent to 1m sq ft Buchanan Wharf development (Phase 1 complete 2021)
- Variety of potential uses
- Ground and first floor
- Rental offers invited

DESCRIPTION

Grainstore II is the second phase of the Grainstore development, which is immediately adjacent and comprises contemporary studio and office space within a period building. Grainstore II is formed over 2 floors, and whilst both floors can be occupied by a single user, the ground and first floor have the ability to be occupied separately as each will benefit from a separate dedicated entrance.

Our client's vision is to build on the success of the Grainstore building, offering space which will appeal to those wishing to occupy space for retail / office / studio / leisure uses, which will complement the existing vibrant mix of tenants.

Floor plans show the current layout of the space, which can be altered to suit requirements.

LOCATION

Grainstore II is located in Tradeston, on the periphery of Glasgow City Centre, a short distance south of the River Clyde. The building is formed to the west of Tradeston Street, close to its junction with Nelson Street.

The building benefits from an excellent public transport network, with local bus services running along Tradeston Street and surrounding streets. The property is within 5 minute's walk of West Street and Bridge Street Subway stations and less than 10 minute's walk from Glasgow Central Station. Direct access to the M8 and M74 motorways is available close-by.

The building is directly adjacent to the new Buchanan Wharf development, with construction currently underway. The first phase of the development comprises approx. 470,000 sq ft of purpose-built Grade A office accommodation to be occupied by Barclays, with completion expected in 2021. The second phase will include offices, residential apartments, restaurants/bars and amenity areas, which will take the total size to approx. 1 million sq ft.

ACCOMMODATION/AREAS

From sizes provided to us, the space extends to the following gross internal areas:

| | |
|---------------|-------------------------------|
| Ground floor: | 206 sq m (2,217 sq ft) |
| First floor: | 198 sq m (2,131 sq ft) |
| TOTAL: | 404 sq m (4,349 sq ft) |

RATING

Rating assessments will be dependent on the end use of the space. Further information is available via the letting agent.

RENT

Rent levels are dependent on the proposed use. Further information is available via the letting agent.

SERVICE CHARGE

Figures available upon request

VAT

VAT is payable on the rent and service charge.

ENERGY PERFORMANCE

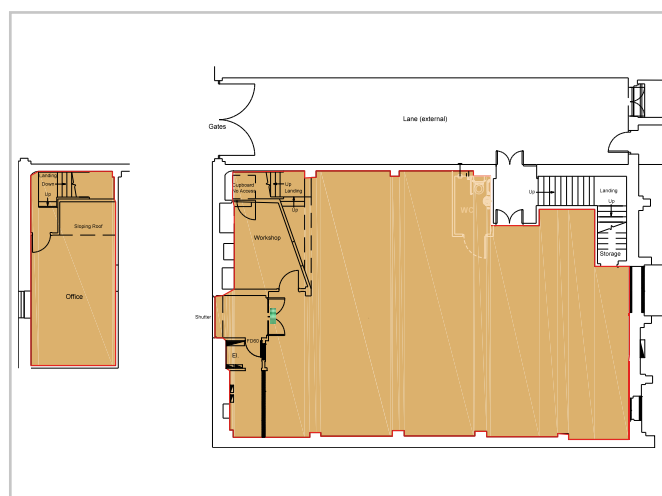
EPC ratings for the various spaces can be provided upon request.

LEGAL AND OTHER COSTS

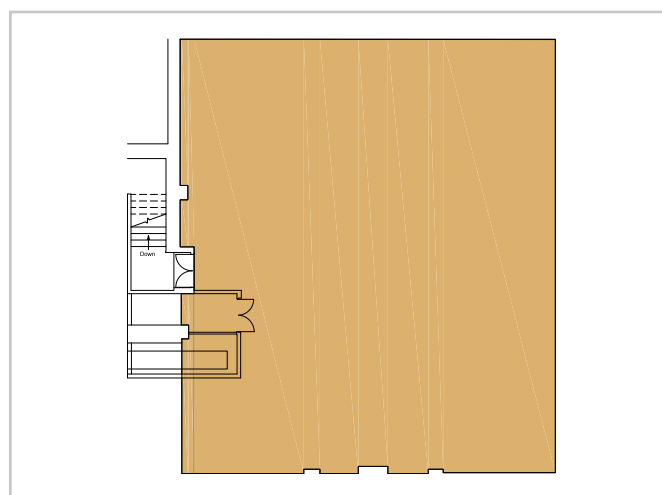
- Each party to bear their own legal costs.
- Tenants will be responsible for the payment of any Land and Buildings Transaction Tax.

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



VIEWING AND FURTHER INFORMATION BY CONTACTING THE SOLE LETTING AGENT:

THOMSON PROPERTY CONSULTANTS

180 West Regent Street, Glasgow G2 4RW Tel: 0141 611 9666 CONTACT: Eric Thomson EMAIL: eric@thomsonproperty.co.uk

