

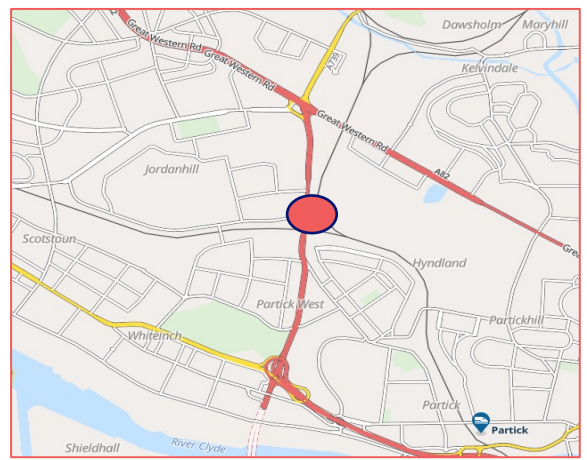


**TO LET – DUE TO RELOCATION
RARELY AVAILABLE COMMERCIAL PREMISES**

2,390 SQ FT

500 CROW ROAD, JORDANHILL, GLASGOW, G11 7DW

- Located within the Jordanhill area of Glasgow's West End
- Situated off Crow Road next to Jordanhill Railway Station
- Excellent road links
- Suitable for a range of uses, subject to planning
- Well suited for storage / workshop / gym / showroom / café etc
- **Quoting rent of £22,000 per annum**



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.

DESCRIPTION

Ground floor commercial premises forming part of a larger building of steel portal frame construction surmounted by a pitched insulated clad roof.

Externally the subjects benefit from electric roller shutter access with pedestrian access door contained within.

Internally provides well-presented open-plan accommodation with LED lights throughout and 3 phase power.

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

PLANNING

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

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

ACCOMMODATION

	SQ M	SQ FT
GIA	222.04	2,390

BUSINESS RATES

The subjects form part of a larger entry and require to be re-assessed upon occupation.

EPC

Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£22,000 per annum**.

The rent is not subject to VAT.

VIEWING & FURTHER INFORMATION

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