

186

TO LET

**Prominent Industrial
Trade-Counter
Hybrid Unit - 12,368 sq ft**

GARSCUBE ROAD





Highly convenient location on northern edge of Glasgow City Centre

- ✓ Benefits from immediate M8 motorway access connecting with M74, M80, M77 beyond
- ✓ Easy access to public transport links; underground, bus and railway
- ✓ Neighbouring occupiers include LSK, ATS Euromaster, Dulux Decorator Centre, LSK Supplies, Royal Conservatoire of Scotland, Matthews Foods, Scottish Operate Production Studios



DESCRIPTION



Prominent standalone industrial premises of steel portal frame construction with excellent frontage onto Garscube Road



Modern insulated panel roof with light panels allowing for excellent levels of natural daylight



2 x vehicle access doors onto generous yard / parking for up to 23 vehicles



Well-presented open-plan warehouse space



Refurbished office space finished to a high spec are found to the front of the building at ground and first floor level



Male & female WC's and kitchen tea-prep provided



LED lighting units are found throughout whilst gas central heating services the office space and gas blowers are found within the warehouse



Offices can be removed to create additional warehouse space, if required



ACCOMMODATION

	Sq m	Sq ft
Warehouse	411.28	4,427
GF Offices*	468.70	5,045
1st Floor	268.95	2,895
TOTAL	1,148.93	12,368

* Please note that approximately 3,612 sq ft of the GF offices have been built in-span to the warehouse, easily removable to create warehouse space if required. The clear internal eaves height is 5.5M rising to 7.2M at the pitch.



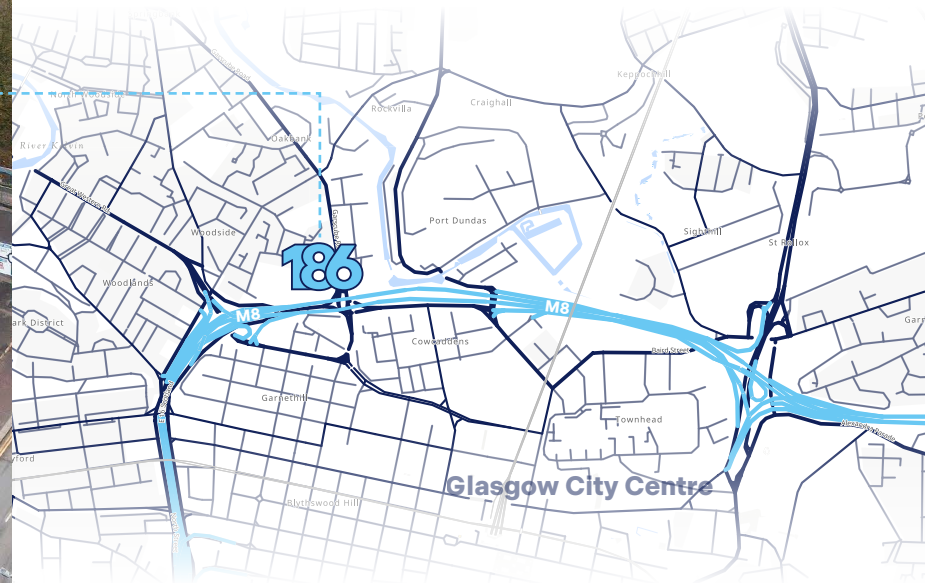
LOCATION

The subjects command a highly prominent position on the east side of Garscube Road on the northern edge of Glasgow City Centre.

Immediate M8 motorway access provided via Junction 16 and 17 that connects with the M74, M80, M77 beyond.

Walking distance of Cowcaddens Underground Station, Buchanan Street Bus Station, Glasgow Central & Glasgow Queen Street Railway Stations.

Neighbouring occupiers include LSK, ATS Euromaster, Dulux Decorator Centre, LSK Supplies, Royal Conservatoire of Scotland, Matthews Foods, Scottish Operate Production Studios.



186

GARSCUBE ROAD

RATEABLE VALUE	£58,500
AVAILABLE FROM	July 2024
EPC	Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease on terms to be agreed with quoting information available on request via the agents.

VAT is applicable on the rent.

VIEWING & FURTHER INFORMATION

Gregor Brown

GM Brown | 0141 212 0059 | gb@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. Date of Publication: March 2024. Design by Ninetwo.

