



Contemporary Office / Studio / Showroom Accommodation

111/113 French Street, Dalmarnock, Glasgow G40 4EH

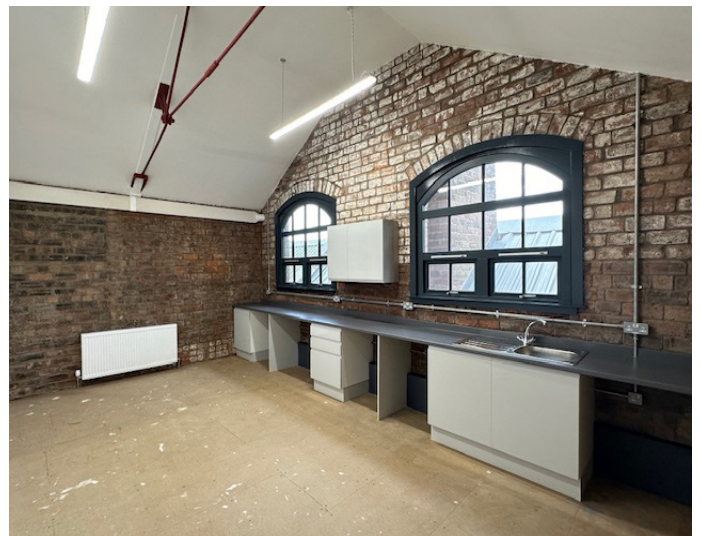
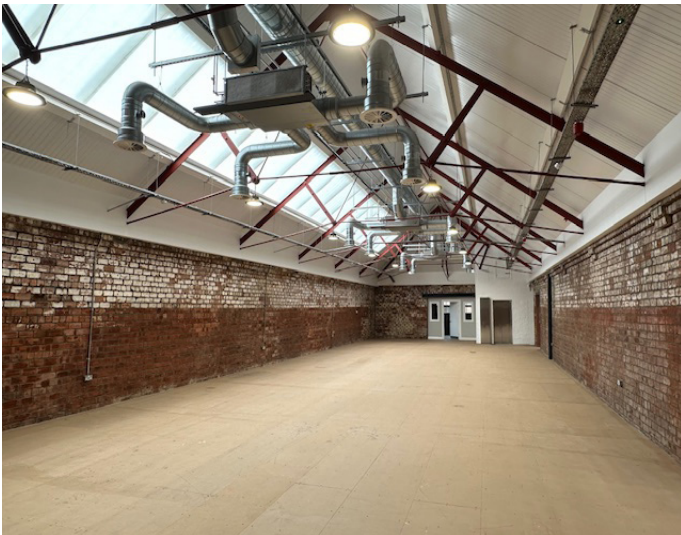
Location

The subjects are located on the north side of French Street, at its junction with Dora Street, within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre.

The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location.

Nearby attractions include Glasgow Green, West Brewery, world class sporting facilities provided by the Emirates Arena, Sir Chris Hoy Velodrome, Celtic Park and the Tollcross International Swimming Centre. The Forge Shopping Centre and Retail Parks serve the area, together with local retailing provisions and amenities a short walk away in the nearby Bridgeton area. Surrounding occupiers include the Glasgow HQ for Police Scotland, Strange Field and Utopi.

Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk. There is ample car parking locally.





Description

The subjects comprise a Category B Listed converted former textile factory, which was the former Barrowfield Weaving Factory built in the late 1880s, and is a two storey brick built property under a new Kingspan insulated pitched and profile sheet clad roof. The property has been comprehensively refurbished internally and externally. There is visitor access on both French Street and Dora Street and there is also a loading roller shutter on French Street, and a door to the rear.

The subjects comprise largely open plan office / studio accommodation over ground and 1st floors split into two interconnected sections via arched openings on each floor with an entrance / reception area, boardroom / meeting room, kitchen and toilet accommodation.

Highlights include:

- Fully refurbished office accommodation
- Repointed and sealed brick and part original tiled walls
- New under floor heating system over a concrete finish
- Blower heating / air management system at 1st floor
- LED Lighting
- Excellent natural daylight from new arched double glazed windows
- Ample toilet facilities
- Lift access
- Access compliant

Floor Areas

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculated the Net Internal Area to be:

Ground Floor	7,649 sq ft	(710 sq m)
1st Floor	7,663 sq ft	(712 sq m)
Total	15,312 sq ft	(1,423 sq m)

Terms / Rent

£125,000 pa exclusive of VAT.

The premises shall be leased on a Full Repairing and Insuring basis for a period to be agreed.

Business Rates

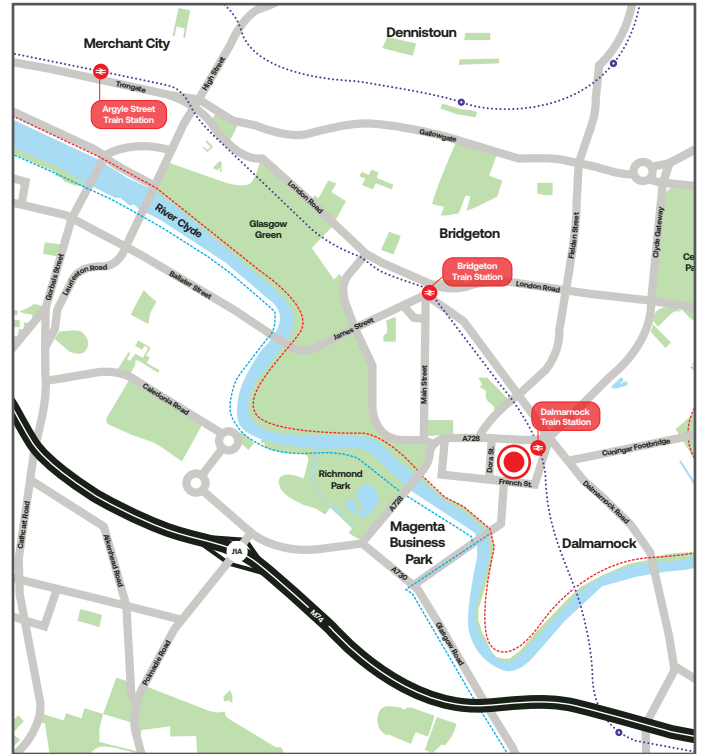
To be re-assessed.

Planning

Use Classes 4,5 and 6.

Service Charge

The tenant shall pay a share of the upkeep of the common parts of the wider development.



Energy Performance Certificate

Upon request.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

Marc Erunlu

marc@lapsleymcmanus.com

Emma Louise Erunlu

emma@lapsleymcmanus.com

Lapsley McManus Property Consultants

Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com