

GLASGOW – 1E LAMBHILL QUADRANT MILNPARK TRADING ESTATE

*** DUE TO RELOCATION – WAREHOUSE UNIT AVAILABLE ***

THE ESTATE BENEFITS FROM IMMEDIATE ACCESS TO THE M74, M77 AND M8 MOTORWAYS

LOCATION

Milnpark Trading Estate is approximately 1 mile south of Glasgow City Centre and the River Clyde within the Kinning Park area. The estate benefits from immediate access to the M74, M77 and M8 and Kinning Park Subway Station is also close by.

Milnpark Trading Estate is located just off Paisley Road West with access via Milnpark / Sussex Street with M8 motorway access available via Junctions 20 and 21/22.

THE PROPERTY

The unit benefits from approximately 10% office accommodation and also has WCs and kitchen facilities offering the following approximate floor area:-

Ground Floor - 159 m² 1,712 sq.ft.

LEASE

The premises are available by way of an assignation of the existing effective full repairing and insuring lease expiring on 18th May 2022 without further review at a current passing rental of **£9,850 p.a. excl.**

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.



RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£9,200
UBR (2016/2017)	-	48.4p
Rates Payable (2016/2017)	-	£4,453

Interested parties are advised to make their own enquiries to the Local Authority.

INSPECTION

Inspections may only be carried out with prior notice by contacting:-

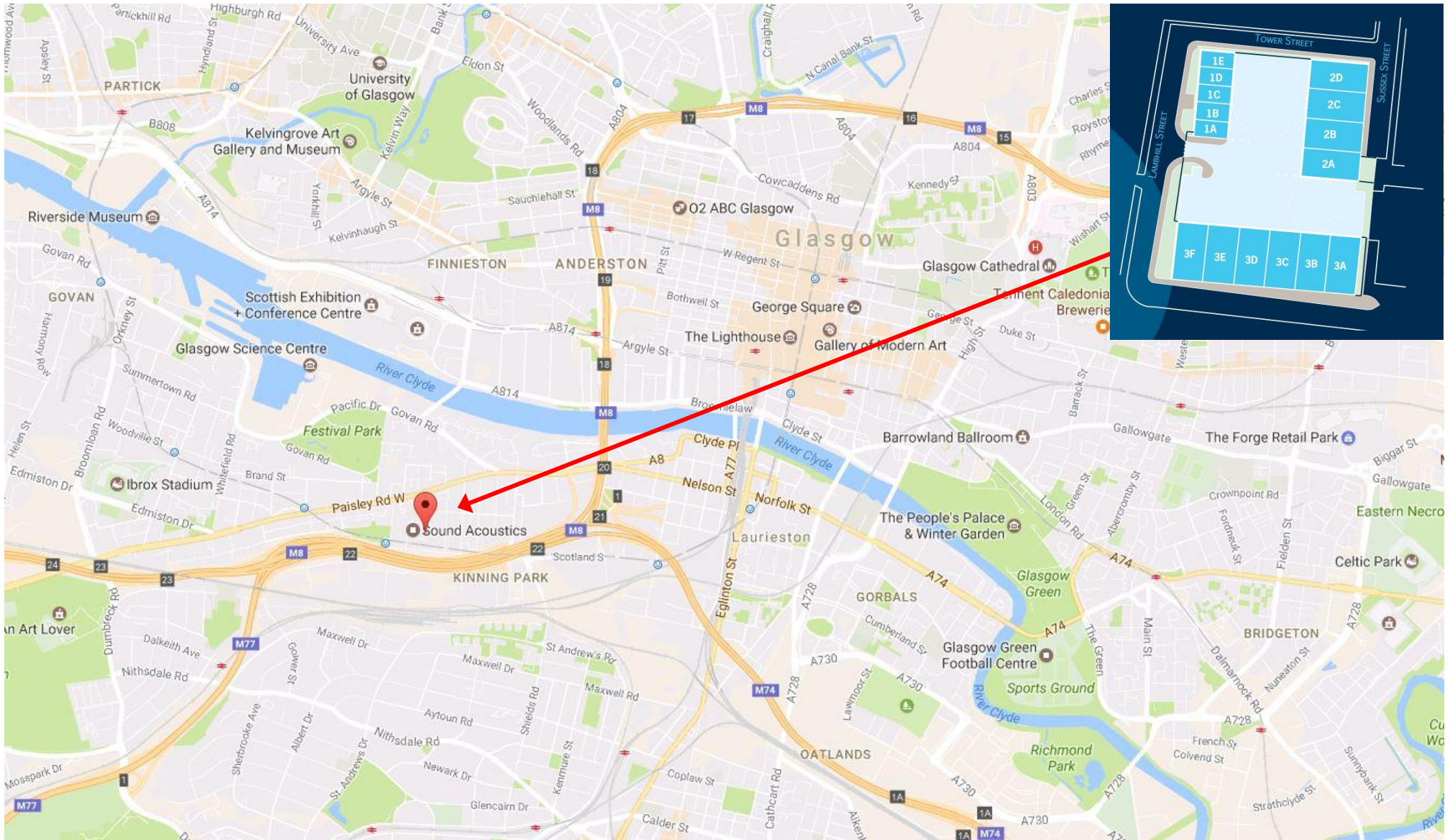
John Mortimer johnmortimer@smithprice.co.uk or
Sam Russell samrussell@smithprice.co.uk

Tel: 020 7409 2100

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