DM HALL

For Sale

CLOSING DATE - NOON ON THURSDAY 29TH OCTOBER



96 Milnbank Street, Glasgow G31 3AL

962.01 sq m
(10,355 sq ft)

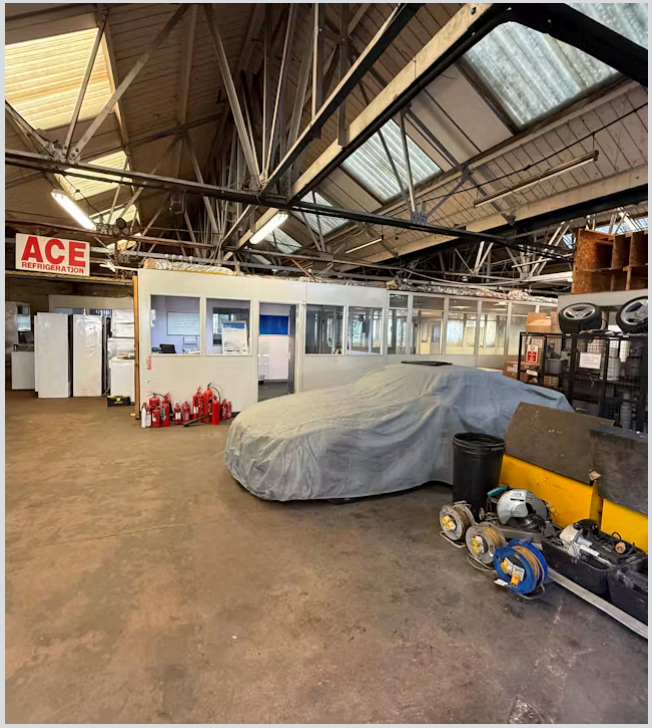
- Secure industrial premises located approximately 1 mile from Glasgow City Centre.
- Close proximity to M8 motorway network.
- Well suited for both owner occupiers and property investors.
- No VAT payable.
- Offers over £525,000 invited.

LOCATION

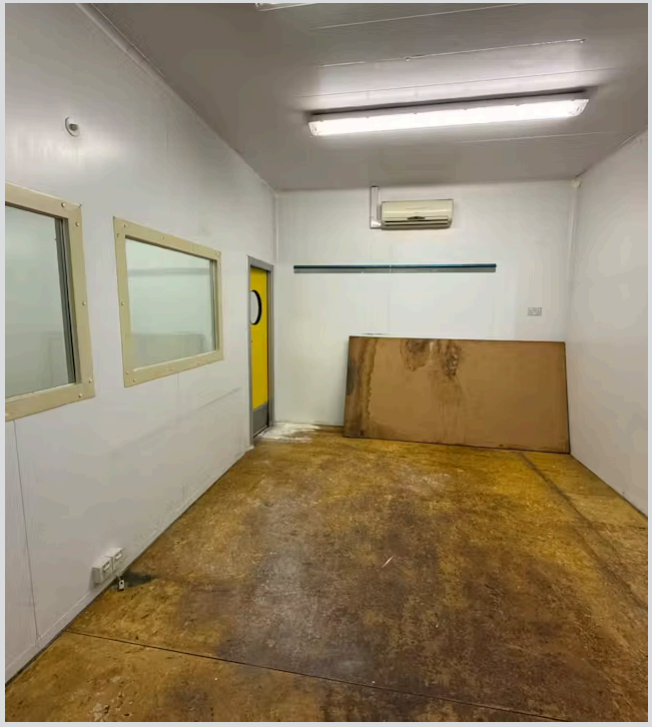
The property is located directly at the junction of Milnbank Street and Townmill Road within the Dennistoun area of Glasgow, approximately one mile east of the city centre. The property is is accessed via Alexandra Parade, one of the main link roads for this area of Glasgow and forms part of the A8.

The area benefits from excellent transport links, with several bus routes linking Dennistoun with Glasgow city centre and the surrounding areas. Alexandra Parade train station is also located a short distance to the east. Access to the M8 motorway is readily available, with both westbound and eastbound routes situated nearby.

The surrounding area comprises a mix of industrial and commercial occupiers, providing a well established business location. Neighbouring occupiers include a range of workshops, trade counters and service businesses.









DESCRIPTION

The property comprises industrial premises of steel portal frame construction, surmounted by a multi pitched roof and situated within a secure gated yard.

Internally, the front of property is laid out to accommodate both open plan and enclosed workshop space, alongside large storage area, WC's and a kitchen.

To the rear lies office accommodation which provides several private suites alongside a boardroom and further WC.

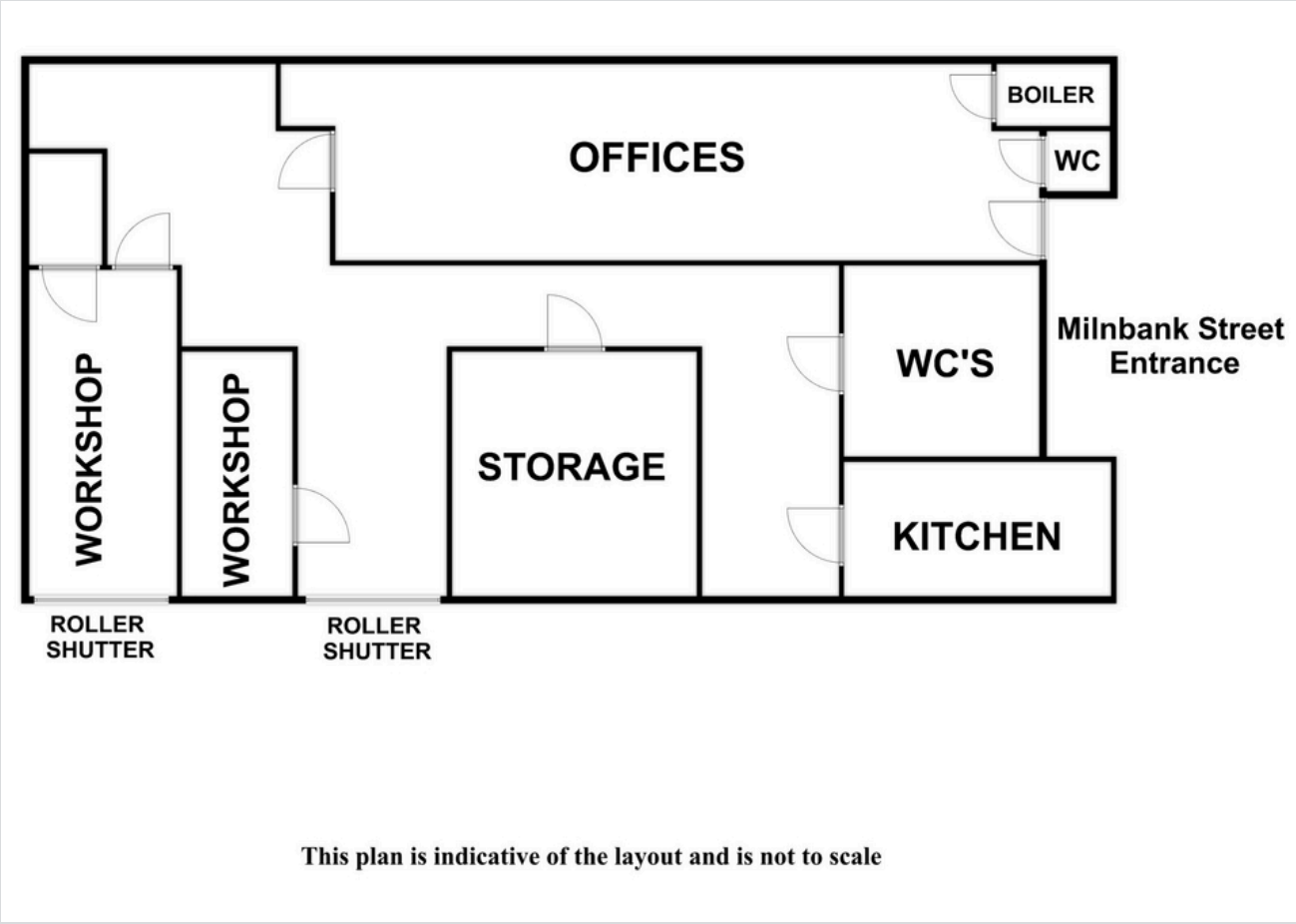
FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	10,355	962
Total	**10,355**	**962**

EPC

A (10)



PRICE

Offers in excess of £525,000

NON-DOMESTIC RATES

Rateable Value: £28,000

VIEWING & FURTHER INFORMATION

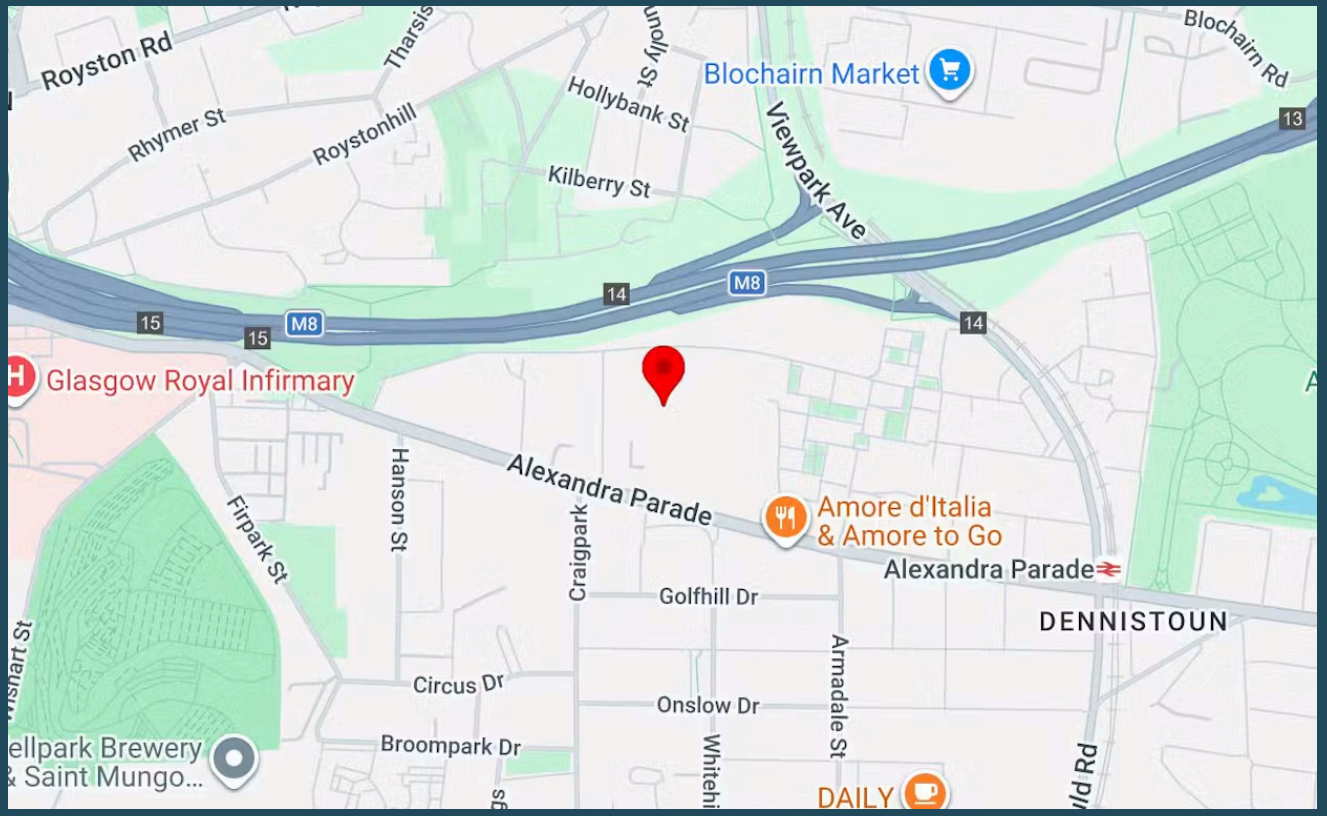
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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DM HALL

Regulated by RICS



Make an enquiry

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