

To Let

50 Marlow Street, Glasgow, G41 1LR

9,522 sq ft (884.62 sq m)

- Superb opportunity
- Excellent communication links
- 6.25m eaves
- Secure yard



Location

50 Marlow Street is situated in the Kinning Park area of Glasgow to the south of Vermont Street. It lies less than a mile south west of Glasgow City Centre, and provides direct access in to the national motorway network via M8 and M74.

The property also benefits from close proximity to key amenities and public transport links, including the Kinning Park and West Street subway stations.

Description

The property comprises of steel portal frame construction, providing warehouse accommodation, with high quality mezzanine space and two storey offices. The warehouse space features; 6.25m eaves that rise to 7.7m at the apex, a high quality mezzanine fit out that provides additional storage space within the warehouse and a electrically operated vehicle access door.

The external area comprises a secure hard-standing yard area, which has potential to be used for operational activities and staff car parking.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measurement Practice (6th Edition), providing the below individual areas:

- Warehouse - 6,082 sq.ft
- Ground Floor Office - 957 sq.ft
- First Floor Office - 1,147 sq.ft
- Mezzanine - 1,336 sq.ft

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT.

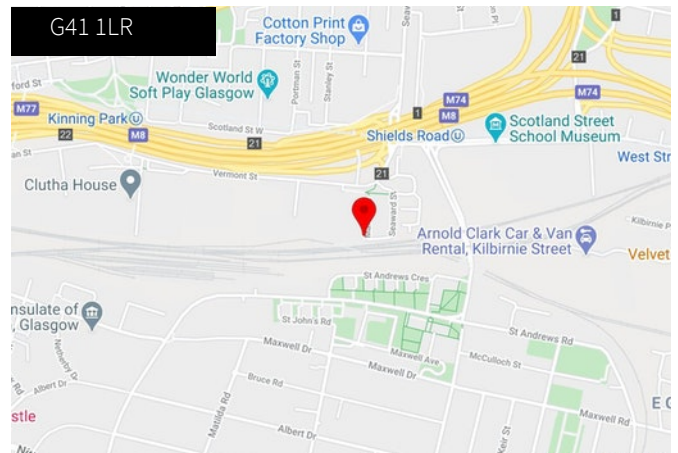
EPC

This property has been graded as F (86).

Rent

£55,000.00 per annum

exclusive of rates, service charge and VAT (if applicable).



Contacts

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