

TO LET - INDUSTRIAL / OFFICE

200 CARMICHAEL STREET

IBROX, GLASGOW, G51 2QU



KEY HIGHLIGHTS

- 2,715 sq ft
- Available for immediate occupation
- Well suited for gym / yoga studio type uses
- Convenient M8 motorway access
- Standalone hybrid unit providing a mix of storage and office space
- Roller shutter access being installed for loading / unloading
- Free on-street parking
- Short walk to Ibrox Underground Station plus nearby bus links

SUMMARY

Available Size	2,715 sq ft
Rent	Rent on application
Rates Payable	£9,611.40 per annum
Rateable Value	£19,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone ground floor hybrid unit providing a mixture of office and storage space.

Secure staff / customer entrance provided with loading access currently being created.

Internally provides bright open plan accommodation complete with male and female WC's and kitchen tea-prep.

Well suited for office / storage type uses as well as gym / yoga studio.

LOCATION

The subjects are located within the Ibrox area of Glasgow just 2 miles west of the city centre.

More specifically the subjects are situated on the west side of Carmichael Street by its junction with Fairley Street.

Ibrox Underground Station is less than a 5 minute walk west whilst regular bus services operate in the immediate vicinity.

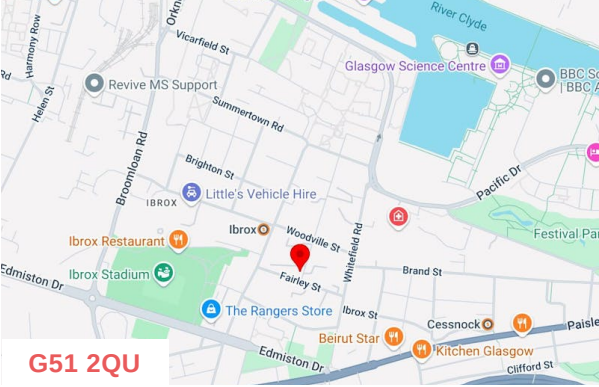
Junction 23 of the M8 is only 0.5 miles south that connects with the M74 and M77 beyond.

Neighbouring occupiers include Harveys Laundry, LSK Supplies, Core Heating Supplies and Progressive Broadcast Hire.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,715	252.23	Available
Total	2,715	252.23	



VIEWING & FURTHER INFORMATION

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