





# 300 Swanston Street, Glasgow, G40 4HW

## Description

The subjects comprise various ground floor lock up workshop / studio units on the ground floor of a substantial 4 storey red brick building

Access to the units is largely from standard double doors set behind security shutters. Unit 20 has a wider roller door for access. The units have a height of c. 3m.

The units suit a variety of uses though motor trade would not be suitable and storage and distribution would be restricted to movement of smaller loads only.

## AVAILABILITY/RENTS

Unit 1: 1,500 sq ft £1,065 pm excl. of VAT - Let

Unit 3: 1,800 sq ft £1,275 pm excl. of VAT - Let

Unit 13: 540 sq ft £460 pm excl. of VAT - Available from 1.7.26

Unit 14: 540 sq ft £460 pm excl. of VAT

Unit 20: 950 sq ft £800 pm excl. of VAT - Let

Unit 5: 900 sq ft £725 pm excl. of VAT

## SERVICE CHARGE:

A service charge of £75 per month is also payable.

## Location

The subjects are located on the west side of Swanston Street though access is from the southern end of Carstairs Street, and lie 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

## Summary

- Rent: £460 - £1,275 per month
- Business rates: Qualify for 100% Rates Relief

## Further information

- [View details on our website](#)
- [View Microsite](#)

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## Contact & Viewings

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