FOR SALE - OFFICE

UNIT 4

95 MORRISON STREET, TRADESTON, GLASGOW, G5 8BS

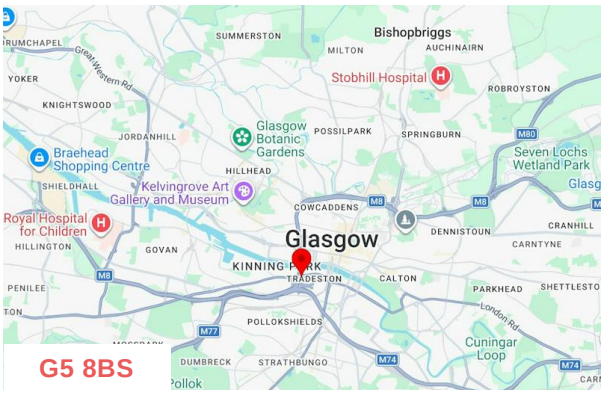


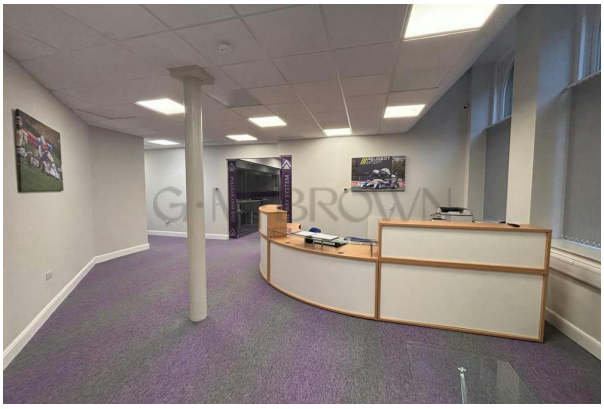
KEY HIGHLIGHTS

- 4,650 sq ft
- Excellent investment / owner-occupier opportunity
- Nearby bus, underground and rail links
- Setup to provide 14 x glass partitioned offices
- Fully fitted, high spec business centre
- Highly convenient M8, M74 and M77 motorway access
- Well suited for medical, dentist, clinic type uses
- Offers over £495,000 invited

SUMMARY

Available Size	4,650 sq ft
Price	Offers in excess of £495,000
Rates Payable	£21,284.25 per annum
Rateable Value	£44,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Unit 4, 95 Morrison Street is an impressive ground floor business centre that was fully renovated in 2024.

A secure door entry system from street level provides access to attractive common areas where the subjects are found thereof.

Internally the subjects are setup to provide; reception / waiting area, 14 x glass partitioned offices, open-plan hot desk area, boardroom, male & female WC's, shower facilities and a kitchen facilities.

The property benefits from a high specification including raised access floors, LED lighting units, hot and cold air conditioning and ultra fast fibre broadband.

LOCATION

95 Morrison Street is located within the popular Tradeston area of Glasgow immediately south of the city centre.

More specifically the subjects command a highly prominent position on the south side of Morrison Street at its corner with Carnoustie Street.

Immediate M8, M74 and M77 motorway access provided.

Bridge Street Underground Station is only a 10 minute walk east whilst Glasgow Central Station is a 15 minute walk north. Regular bus services operate on Morrison Street.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,650	432	Available
Total	**4,650**	**432**	

VIEWING & FURTHER INFORMATION

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