

TO LET - INDUSTRIAL / OFFICE

73 MILNPARK STREET

KINNING PARK, GLASGOW, G41 1BB



KEY HIGHLIGHTS

- 7,500 sq ft
- Attractive period property located within the Kinning Park area of Glasgow
- Convenient access to M8, M74 and M77 motorways
- Free on-street parking
- Suitable for a variety of uses including gym, yoga studio, showroom, workshop, offices etc
- Provides open plan accommodation over 3 floors
- Short walk to Kinning Park Underground Station

SUMMARY

Available Size	7,500 sq ft
Rent	£36,000 per annum
Business Rates	The subjects form part of a larger entry and are in the process of being re-assessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Arranged over ground, first and attic levels

Internally provides open-plan accommodation on each floor level with excellent levels of natural daylight

LED lighting units, 3 x phase power provided

Suitable for a variety of uses including gym, yoga studio, showroom, workshop, offices etc

LOCATION

The subjects are located within the popular and established Kinning Park area of Glasgow just 1 mile south of the city centre

The property is situated on the south side of Milnpark Street at its junction with Middlesex Street

Free on-street parking is provided

M8, M77, M74 access all found within a 5-minute drive

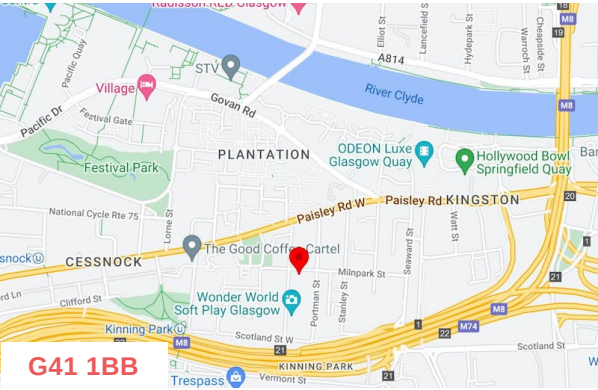
Short walking distance of Kinning Park Underground Station whilst regular bus services operate on Paisley Road West

- Neighbouring occupiers include Wonder World, Fore Play Golf, Inflata Nation, The Climbing Academy, Calibre Systems and PJW Cards

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,500	232.26	Available
1st - Floor	2,500	232.26	Available
Suite - Attic	2,500	232.26	Available
Total	7,500	696.78	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk