

TO LET - INDUSTRIAL

THE HIDDEN LANE, FINNIESTON

1103 ARGYLE STREET, GLASGOW, G3 8ND



KEY HIGHLIGHTS

- 1,200 sq ft
- Bright open-plan workshop / storage unit
- New FRI lease available - £14,400 pa - no VAT
- Off-street parking provided
- Available for immediate occupation
- Located within the Hidden Lane, Finnieston
- Eligible for 100% rates relief
- Suitable for a variety of uses including workshop, studio, storage, personal training studio etc

SUMMARY

Available Size	1,200 sq ft
Rent	£14,400 per annum
Business Rates	Tbc but likely to be eligible for 100% rates relief.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced workshop / storage unit.

Benefits from 2 x vehicle access points, one via the Hidden Lane and the other via St Vincent Crescent Lane where dedicated off-street parking is provided.

Internally provides bright open-plan accommodation benefitting from excellent levels of natural daylight.

Mains supplies to electricity and water provided.

LOCATION

The unit is situated within The Hidden Lane, a courtyard of independent businesses located within the popular Finnieston area of Glasgow's West End.

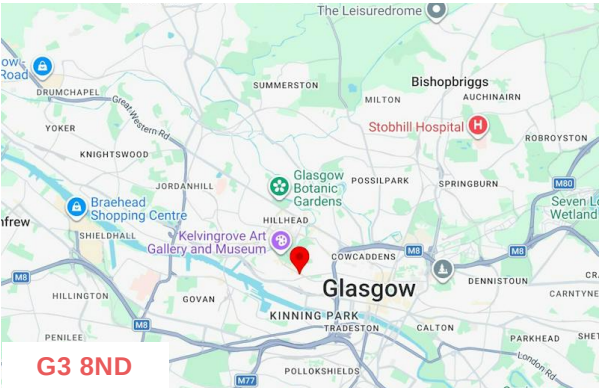
The Lane is home to a mix of artists, designers, makers, studios and specialist retailers, giving it a distinctive setting within one of Glasgow's established food, drink and creative districts.

Highly convenient public transport links are provided with various bus services operating on Argyle Street whilst the Exhibition Centre Train Station is a 5 minute walk away south.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,200	111.48	Available
Total	1,200	111.48	



VIEWING & FURTHER INFORMATION

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