

TO LET - OFFICE

90 SEAWARD STREET

KINNING PARK, GLASGOW, G41 1HJ



KEY HIGHLIGHTS

- 1,830 sq ft
- Free on-street parking provided
- May be suitable for alternative uses including dentist, clinic, PT Studio, day care centre etc. subject to planning.
- Nearby amenities found on Paisley Road West and the nearby Quay
- Benefits from existing fit-out; kitchen tea prep / meeting room / private offices
- Easy M8, M74 and M77 motorway access
- Short walk to Kinning Park and Shields Road Underground Stations
- New FRI lease available, quoting rent of £15,000 PA

SUMMARY

Available Size	1,830 sq ft
Rent	£15,000 per annum
Rates Payable	£9,379.50 per annum
Rateable Value	£19,500
Service Charge	N/A
Car Parking	Free on-street parking provided
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

1st floor / office studio space.

Secure door entry system from street level where a staircase provides access to the upper floors.

The accommodation is currently setup to provide; main open plan office, 3 x separate offices, boardroom, kitchen tea-prep and male & female WCs.

A number of the rooms have been formed using stud partitions, easily removed to create more open plan accommodation if required.

Perimeter date and power points are provided whilst heating is provided via wall mounted electric heaters

LOCATION

Kinning Park is a highly convenient and popular area of Glasgow immediately south of the city centre.

More specifically the subjects are situated on the west side of Seaward Street at its junction with Milnpark Street and just a short distance south of its junction with Paisley Road West close to Springfield Quay.

Immediate access to the Scottish Motorway Network is provided with the M8 accessible via Junction 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east via Junction 1.

Shields Road and Kinning Park Underground Stations are within walking distance whilst numerous bus routes operate on Paisley Road West.

Free on-street parking provided.

Nearby occupiers George McAlpine & Son, Armstrong Watson Accountants, Ocean Outdoors, and Litecraft.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,830	170.01	Available
Total	1,830	170.01	



VIEWING & FURTHER INFORMATION

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