

## TO LET - INDUSTRIAL / RETAIL

---

54 - 58 ADMIRAL STREET

KINNING PARK, GLASGOW, G41 1HU



### KEY HIGHLIGHTS

- 608 to 38,712 sq ft
- Highly convenient M8, M74 and M77 motorway access
- Free on-street parking
- Accommodation can be tailored to suit large and small requirements
- Located within the popular Kinning Park area just south of the city centre
- 5 minute walk to Shields Road and Kinning Park Underground Stations
- Suitable for retail / workshop / gym / office / retail / showroom / clinic type uses
- Quoting terms available on request

SUMMARY

Available Size	608 to 38,712 sq ft
Business Rates	Subjects are in the process of being re-assessed for rates.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Commercial premises available for immediate occupation.

Accommodation can be tailored to suit both large and smaller requirements.

Suitable for retail / workshop / gym / office / retail / showroom / clinic type uses.

LOCATION

The subjects are located within the popular Kinning Park area of Glasgow situated one mile south-west of Glasgow City Centre.

More specifically the subject property is situated on the west side of Admiral Street at its corner with Milnpark Street.

The M8 motorway is accessible via Junctions 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east of the subjects via Junction 1.

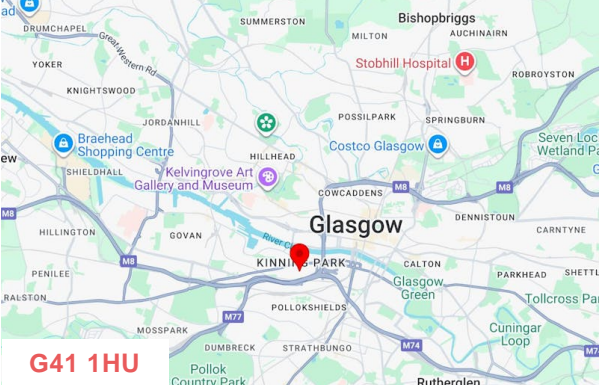
Shields Road and Kinning Park Underground Stations only a 5-minute walk away whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found.

Neighbouring occupiers include Fly Fitness, Nu-Rest Reupholstery, BNB Host, Morplan and McAlpine Fire Places.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 54 Admiral Street	608	56.49	Available
1st - Front - 54 Admiral Street	1,615	150.04	Available
1st - Rear - 54 Admiral Street	2,914	270.72	Available
Ground - 56 Admiral Street	10,284	955.41	Available
1st - 56 Admiral Street	3,356	311.78	Available
Ground - 58 Admiral Street	7,304	678.56	Available
1st - 58 Admiral Street	7,514	698.07	Available
Lower Ground - 58 Admiral Street	5,117	475.38	Available
Total	38,712	3,596.45	



VIEWING & FURTHER INFORMATION

Gregor Brown

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

Kerrie Currie

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

G·M·BROWN