

TO LET - OPEN STORAGE

1034 - 1046 TOLLCROSS ROAD

GLASGOW, G32 8UW



KEY HIGHLIGHTS

- 6,028 sq ft
- Located on main arterial route
- New lease available - £15,000 per annum - no rates
- Convenient M74 and M8 motorway access
- Available for immediate occupation
- Bound by palisade fencing
- Ideal for storage / sales / containers etc - ***CAR WASHES NOT CONSIDERED***

SUMMARY

Available Size	6,028 sq ft
Rent	£15,000 per annum
Business Rates	The subjects required to be assessed for rates, it is anticipated they'll be eligible for 100% rates relief.
EPC Rating	Upon enquiry

DESCRIPTION

- Prominent roadside site
- Bound by perimeter fencing
- Double gates from Tollcross Road
- Benefits from good quality concrete / type 1 surfacing
- Ideal for storage / sales use
- Car washes will not be considered

LOCATION

The subjects are located within the Tollcross area of Glasgow commanding a highly prominent pitch on the south side of Tollcross Road opposite its junction with Dalness Street.

Tollcross Road is a busy main arterial route with high volumes of passing traffic that connects with the city centre via the Gallowgate travelling west and Mount Vernon travelling east.

Convenient M74 motorway access is available just 0.5 mile south via Junction 2A that connects with the M73, M74 and M8 beyond.

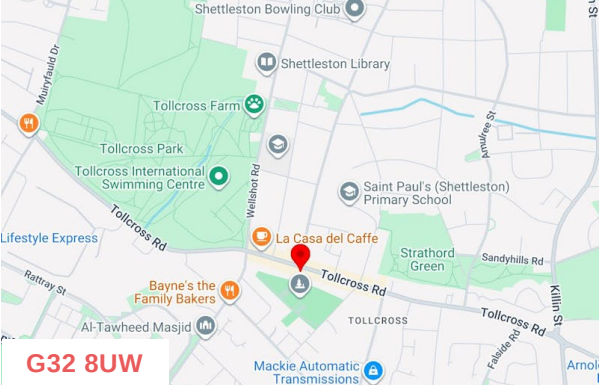
Access to public transport links are provided with regular bus routes operating on Tollcross Road itself whilst Carmyle Train Station is a 15-minute walk away south.

Nearby occupiers include Mason Mortar, Co-op Food, The Waverley Bar, Dickson Chemist.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 1034 - 1046	6,028	560.02	Available
Total	6,028	560.02	



VIEWING & FURTHER INFORMATION

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