

Office, Open Storage  
**TO LET**



## 11 Farnell Street, Glasgow, G4 9SE

Office / Open Storage To Let, Glasgow

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,000 sq ft / 185.81 sq m
<b>Rent</b>	£16,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Busy Location
- 1st Floor
- Rates & V.A.T Free
- Excellent Transport Links
- 2,000sq ft
- Rent: £13500p.a

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## Description

The property comprises the 1st floor of a 2 storey commercial premises of steel framed portal construction, surmounted by a profiled pitched roof.

Access is gained via a single entrance doorway leading to a steel staircase accessing the upper floor.

Internally, the property is presented primarily in an open plan layout with partitions erected to form office & prep room along with a w.c facility.

The property would lend itself to a variety of uses\* such as, but not limited to;  
Office / Prep Kitchen / Rehearsal Space / Tutoring Suites / Educational Space / Leisure & Fitness / Showroom

## Location

Busy Location

Excellent Transport Links

1st Floor

2,000sq ft

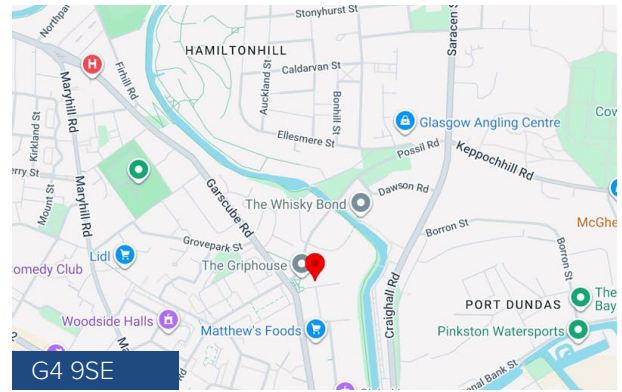
Rates & V.A.T Free

Rent: £13,500p.a

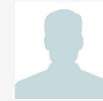
The property is situated on the north side of Farnell Street, close to its junction with Garscube Road within a busy commercialised area located between Maryhill, Possil, Port Dundas & Glasgow's City Centre.

The locale benefits from densely populated flatted dwellings, with commercial occupiers in the immediate locale include The Griphouse, William Hill, Rockvilla Pizza, Chan's Cash & Carry, Dulux Paint Centre.

The location benefits from excellent transport links with the Kelvin Canal Way a short walk along with Cowcaddens subway (and Glasgow City Centre) a 10 minute walk with bus routes to and from the city available on Garscube road. The M8 motorway network is also in close proximity accessible from Garscube Road.



## Viewing & Further Information



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