

FOR SALE - INDUSTRIAL

42 PORTMAN STREET

KINNING PARK, GLASGOW, G41 1EJ



KEY HIGHLIGHTS

- 6,475 sq ft
- Located within the popular Kinning Park area of Glasgow
- Highly convenient M8 / M74 / M77 motorway access
- Nearby occupiers include Portman Motors, Kynoch Boxing Gym, PJW Cards, Sense Scotland and Wonder World
- Excellent owner-occupier / investment opportunity
- Well-presented industrial premises with off-street parking / yard area
- Convenient bus and underground links
- Offers over £425,000 invited - no VAT

SUMMARY

Available Size	6,475 sq ft
Price	Offers in excess of £425,000
Rates Payable	£12,076.50 per annum
Rateable Value	£24,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced industrial premises of steel portal frame construction.

Full height vehicle access door from Portman Street plus side yard / parking area where pedestrian access is provided.

Internally provides open-plan warehouse accommodation complete with lean-to extension providing staff welfare and office space.

Clear internal eaves height of 3m rising to 5.2m at the pitch.

Mains supplies to gas and 3 x phase power provided.

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 east side of Portman Street between its junction with Paisley Road West and 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.

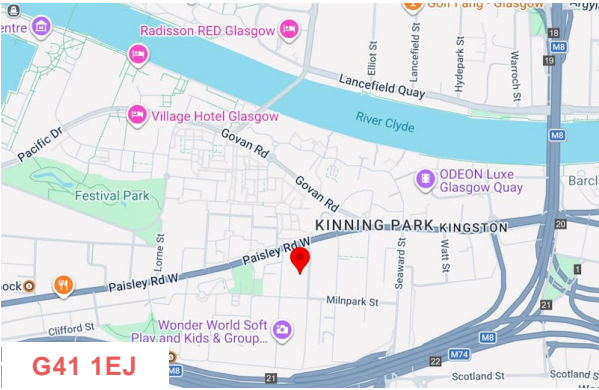
Shields Road and Kinning Park Underground Stations only a 5-minute walk away whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found.

Nearby occupiers include Portman Motors, Kynoch Boxing Gym, PJW Cards, Sense Scotland and Wonder World.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,475	601.55	Available
Total	6,475	601.55	



VIEWING & FURTHER INFORMATION

Gregor Brown

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

Kerrie Currie

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