

To Let

**Industrial/Logistics, Industrial/Logistics -
Distribution, Industrial/Logistics - Trade,
Industrial/Logistics - Warehouse 9,963 sq ft GIA**

240 Seaward Street, Kinning Trade Park, Glasgow, Lanarkshire, G41 1NG



Summary

- Refurbished gable end industrial property situated in prominent position
- Type: Industrial/Logistics, Industrial/Logistics - Distribution, Industrial/Logistics - Trade, Industrial/Logistics - Warehouse
- Tenure: To Let
- Size: 9,963 sq ft GIA

- Rent: Available on Request

Highlights

- Excellent motorway connections
- Recently refurbished

Location

The Trade Park is located in the Kinning Park area of Glasgow, situated to the south of Glasgow City Centre.

Kinning Park forms one of Glasgow's premier industrial areas and is accessed from the M8 motorway at junction 20 and 21. The subject premises are located on the west side of Seaward Street at its junction with Vermont Street and opposite Centurion Business Park.

Specification

The subjects comprise an extensively refurbished, gable end industrial warehouse of steel portal frame construction with dado height brickwork and steel profile cladding under a pitched roof incorporating roof lights. The premises benefit from a vehicle access door off Marlow Street via a small secure compound, with pedestrian access on both the gable end and directly onto Seaward Street.

Internally the premises provide office accommodation including a number of cellular rooms and a large open plan area, with a workshop and high bay warehousing. The subjects also provide for male and female WC facilities.

Accommodation

We have measured the subjects on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately: 925.58 sq m (9,963 sq ft).

Terms

The subjects are available on a new full repairing and insuring basis for a duration to be agreed by the parties.

Viewings and Further Information

Viewings and further information is available through the joint agents.

Energy Performance Rating

This property has been graded as 39(C).

Rent

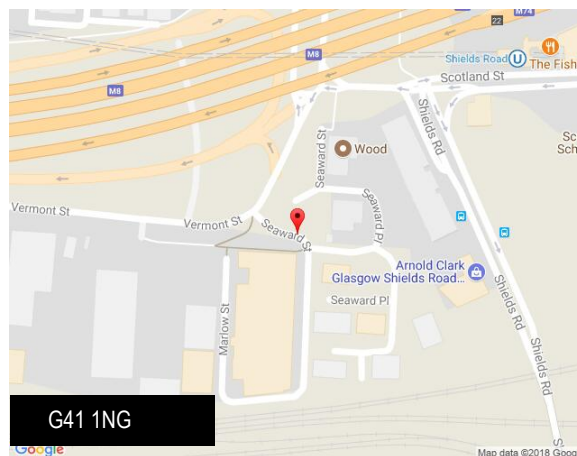
Available on Request

Business Rates

(based upon Rateable Value: £32,750 and UBR:)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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SEAWARD STREET

KINNING TRADE PARK | G41 1NG

TO LET

- Gable end industrial warehouse extending to approximately 925.58 sq m (9,963 sq ft)
- Prominent road position over looking Vermont Street
- Extensively refurbished
- Minimum eaves height of 4.9m rising to 9.4m

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SEAWARD STREET

KINNING TRADE PARK | G41 1NG

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DESCRIPTION

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ACCOMMODATION

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RATEABLE VALUE

N.A.V./R/V. £40,500

TERMS

The subjects are available on a new full repairing and insuring basis for a duration to be agreed by the parties.

VAT/LLBT

Unless otherwise stated all rents/charges quoted are exclusive and subject to VAT. The incoming occupier will be responsible for any charges incurred under the Land and Buildings Transaction Tax.

EPC

The EPC for the premises is available upon request.

ENTRY

Upon conclusion of missives.

VIEWING AND FURTHER INFORMATION

By arrangement with the joint agents:



Internal Layout (As Proposed)
Unit 1, 242 Seaward Street, Kinning
Park, Glasgow
Schematic Only - Not to Scale

