

To Let

15 Durham Street
Kinning Park
Glasgow
G41 1BS

- **12,006 sq. ft.**
- Industrial property with substantial useable yard area.
- Close proximity to Glasgow City Centre.
- Storage or Trade Counter.
- Available on sub-lease or assignment.
- Within established industrial location.
- Excellent motorway access.

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avisonyoung.co.uk/15314



Location

The property is located on Durham Street, Kinning Park, just south west of Glasgow City Centre and within the Glasgow City council district.

Kinning Park is accessible via junction 20 of the M8 and also has excellent access to the M74 and wider motorway network, providing routes to Edinburgh, Carlisle and the south.

It benefits from close proximity to the Glasgow Subway Network with Kinning Park Subway station within only a few minutes' walk.

The adjacent plan indicates Kinning Park within the context of the surrounding region.

Description

The subject property is an end of terrace industrial unit and is of steel portal frame construction with brickwork infill.

Flooring throughout the warehouse is

concrete and heating is provided via 5 suspended panel gas heaters.

The warehouse accommodation has two roller shutter doors providing access to the shared yard.

The eaves height ranges from 4.5m to 5.1m.

The property also benefits from a trade counter entrance, office accommodation, WC facilities and a small kitchen tea prep area.

Terms

Our clients have an existing lease expiring on 22/12/2028. The property is therefore available on sub-lease or assignment of the existing lease.

Rent

The passing rent is £45,600 (approximately c£3.80 per sq. ft.)

Please note that the rent is subject to 5 yearly upwards only market rent reviews and there is an outstanding rent review from December 2018 which is yet to be settled.

Floor Area

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice 6th Edition as below:

Demise	Sq. m	Sq. ft.
Total GIA	1,115	12,006
Trade Counter &	124.28	1,337

Please note that the trade counter and offices are included within the GIA and are provided for information.

EPC

The property has an Energy Performance rating of F.

VAT

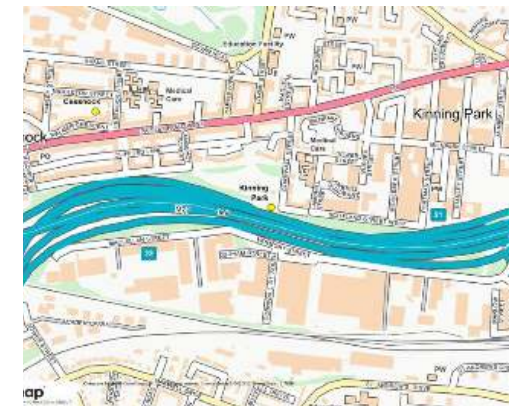
Unless otherwise stated, all figures are quoted exclusive of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Rateable Value

We understand that the property has a Rateable Value of £43,250 as listed on the Scottish Assessors Valuation Roll.



For further information or an appointment please contact:

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