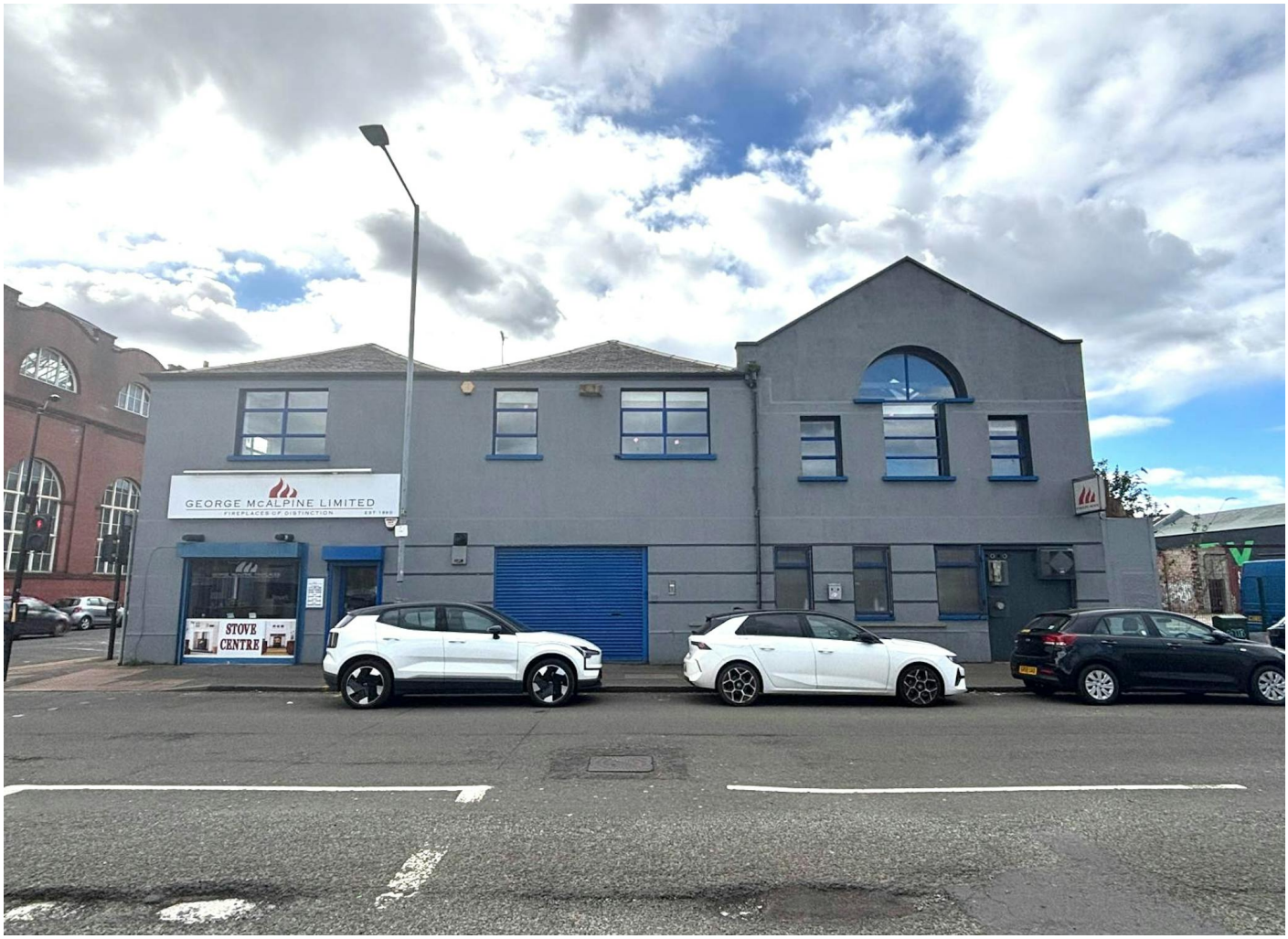
# TO LET - OFFICE

## 90 SEAWARD STREET

### KINNING PARK, GLASGOW, G41 1HJ




### KEY HIGHLIGHTS

- 1,830 sq ft
- Free on-street parking provided
- May be suitable for alternative uses including dentist, clinic, PT Studio, day care centre etc. subject to planning.
- Nearby amenities found on Paisley Road West and the nearby Quay
- Benefits from existing fit-out; kitchen tea prep / meeting room / private offices
- Easy M8, M74 and M77 motorway access
- Short walk to Kinning Park and Shields Road Underground Stations
- New FRI lease available, quoting rent of £15,000 PA

## SUMMARY

| | |
|---|---|
| Available Size | 1,830 sq ft |
| Rent | £15,000 per annum |
| Rates Payable | £9,379.50 per annum |
| Rateable Value | £19,500 |
| Service Charge | N/A |
| Car Parking | Free on-street parking provided |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | Upon enquiry |




## DESCRIPTION

1st floor / office studio space.

Secure door entry system from street level where a staircase provides access to the upper floors.

The accommodation is currently setup to provide; main open plan office, 3 x separate offices, boardroom, kitchen tea-prep and male & female WCs.

A number of the rooms have been formed using stud partitions, easily removed to create more open plan accommodation if required.

Perimeter date and power points are provided whilst heating is provided via wall mounted electric heaters







## LOCATION

Kinning Park is a highly convenient and popular area of Glasgow immediately south of the city centre.

More specifically the subjects are situated on the west side of Seaward Street at its junction with Milnpark Street and just a short distance south of its junction with Paisley Road West close to Springfield Quay.

Immediate access to the Scottish Motorway Network is provided with the M8 accessible via Junction 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east via Junction 1.

Shields Road and Kinning Park Underground Stations are within walking distance whilst numerous bus routes operate on Paisley Road West.

Free on-street parking provided.

Nearby occupiers George McAlpine & Son, Armstrong Watson Accountants, Ocean Outdoors, and Litecraft.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| 1st | 1,830 | 170.01 | Available |
| **Total** | **1,830** | **170.01** | |

## VIEWING & FURTHER INFORMATION

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