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KINGSTON BRIDGE TRADING ESTATE

48 WATT STREET GLASGOW G5 8RR

- Most popular trade counter location in the West of Scotland
- End terrace unit in most modern section of the estate
- Close proximity to Junction 19/20 of the M8, Junction 1 of the M74 and Junction 1 of the M77 motorways
- Easily accessed by public transport, Shields Road Subway Station and Paisley Road bus routes

4,518 SQ FT (420 SQ M)

TO LET WITH 3,691 SQ FT PRIVATE YARD

LOCATION

Kingston Bridge Trading Estate is located 1.5 miles south west of Glasgow city centre. It is positioned adjacent to Junction 1 of the M74, Junction 1 of the M77 and Junction 19/20 of the M8 motorways. Public transport is easily accessible by bus on Paisley Road and Shields Road Subway Station.

SURROUNDING OCCUPIERS INCLUDE:

RATEABLE VALUE

The property has a current Rateable Value of £49,750. Rates payable are £23,930 per annum.

RENT

The property is available on Full Repairing and Insuring terms at a rental of £77,800 per annum.

LEGAL FEES

Each party to pay their own legal expenses, with the tenant liable for any Land and Buildings Transaction Tax and Registration Fees.

VAT

All prices, premiums, rents etc are quoted exclusive of VAT.
VAT will be payable.

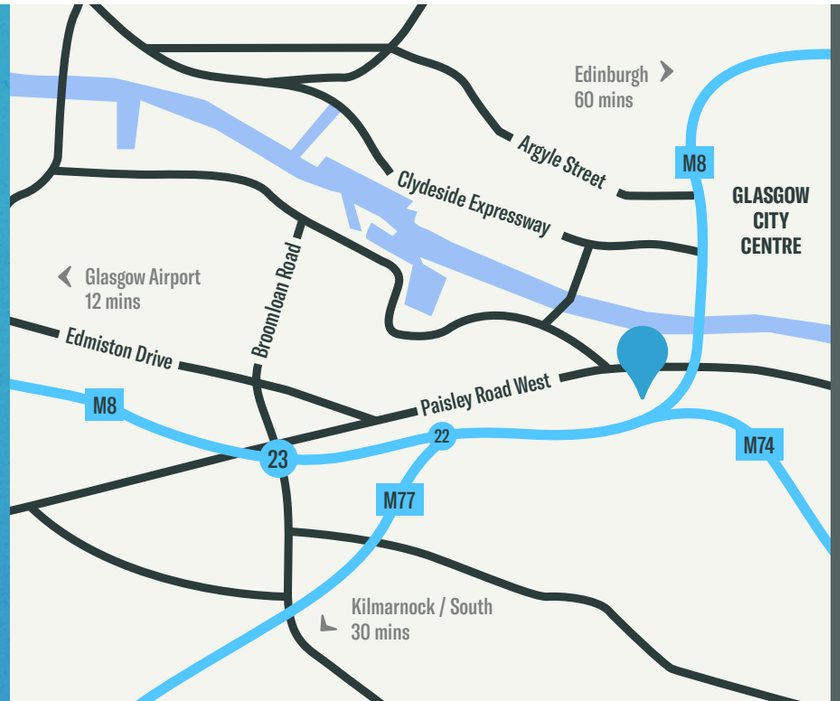
DESCRIPTION

The property is an end-terrace steel frame industrial unit with concrete floor, profile metal clad elevations and a pitched profile metal roof. There is a vehicle access door to the front and glazed pedestrian double doors. Internally a toilet block is located to the rear.

Externally the property benefits from more communal parking than in similar developments, with a bank of parking spaces between the two terraces in addition to parking in front of the terraces. The external private secure compound is assessable via double gates.

AREA

The unit extends to a gross internal area of 4,518 sq ft. The secure concrete surfaced yard area is 3,691 sq ft.



FURTHER INFORMATION

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