

Ryden

TO LET

RETAIL UNITS
FROM 124 SQ M (1,330 SQ FT)



**NORFOLK
STREET
GLASGOW
G5 9LQ**

NEW BUILD RETAIL UNITS

**SURROUNDING AREA HAS
UNDERGONE A MAJOR MULTI-
MILLION POUND INVESTMENT**

**SUITABLE FOR A VARIETY OF
USES, SUBJECT TO PLANNING**

**UNITS TO SHELL
SPECIFICATION FOR
INDIVIDUAL FIT-OUT**

NEW LEASE AVAILABLE

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IMMEDIATE AREA
HAS UNDERGONE
A MAJOR MULTI
MILLION POUND
REDEVELOPMENT



LOCATION

Situated in the heart of Laurieston, one of Glasgow's most successful urban regeneration zones, Norfolk Street occupies a prime strategic position directly south of the River Clyde. The surrounding area has undergone major multi-million-pound investment, anchored by the multi-phase Laurieston Living development bringing hundreds of high-density modern apartments and townhouses to the immediate vicinity.

Located just a short five-minute walk from Glasgow City Centre via the South Portland Street Suspension Bridge, these units benefit from an expanding resident population of young professionals and families, as well as substantial daily footfall driven by nearby civic and cultural landmarks including Glasgow Sheriff Court, the Citizens Theatre, and the O2 Academy.

There are excellent transport links to the area by way of the Subway (less than 3 minutes walk), regular local bus services and easy access to the M8 and M74 motorways.

DESCRIPTION

The ground floor offers a highly visible, contemporary commercial frontage integrated into the base of a modern multi-storey residential development. The elevation features expansive floor-to-ceiling glazed display windows set in sleek dark frames, maximizing natural light and providing high brand visibility to passing footfall. Finished in a modern terracotta-toned masonry facade, the units feature raised stepped entrance platforms with integrated safety handrails and glazed entrance doors. The units are provided in a flexible shell suitable for a wide variety of retail, office, or food uses (subject to planning).

ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M (GIA)	SQ FT (GIA)
UNIT D1	124	1,330
UNIT D2	124	1,329
UNIT E1	124	1,330
UNIT E2	127	1,363

RENT

£40,000 per annum exclusive per unit.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a term to be agreed.

EPC

Available upon request.

RV

The subjects are still to be assessed.

PLANNING

The subjects have a Class 1A (retail) use, however other uses may be considered subject to planning.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



GET IN TOUCH

Please get in touch with the joint letting agents for more details.

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