



To Let

Leisure / Recreation Space

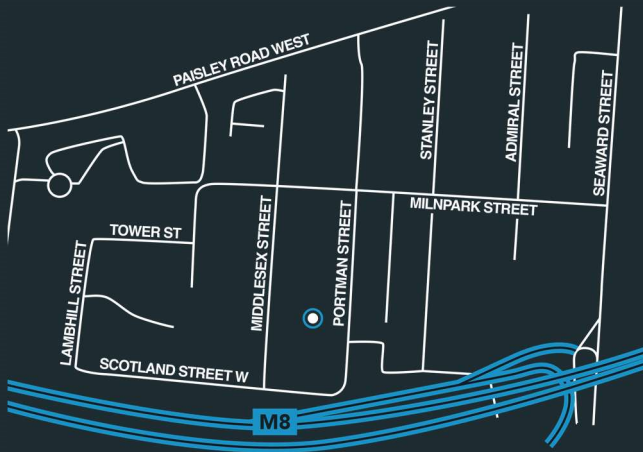
**Glasgow Activity Zone
124 Portman Street
Glasgow, G41 1EJ**

- Prominent Location with M8 Frontage
- Easy Access to the M8 via Junctions 20 and 21
- 5 Minute Walk to Kinning Park Subway Station
- Variety of Leisure Operators
- Sat Nav G41 1EJ

A&G

Property Group

**+44 (0)141 333 1866
agpropertygroup.com**



Location

The Glasgow Activity Zone lies on Portman Street in the Kinning Park area, less than 2 miles to the west of Glasgow city centre and immediately adjacent to Junction 21 of the M8 motorway. The Kinning Park Subway Station is under 500m from the property.

Glasgow, Scotland's largest city, is linked to the country's motorway network with the M8, M73, M74, M77 and M80 all serving the city. Glasgow Airport lies less than 10 miles along the M8 to the west of the city centre.

Description

The Glasgow Activity Zone comprises a former newspaper printing facility which was extensively redeveloped internally to create a multi-function leisure destination.

Leisure operators include Ryze Xtreme Air Sports, Laser Quest, The Climbing Academy, Wonder World Soft Play, Roller Stop and Fore Play Crazy Golf amongst others.

The building is of steel construction and benefits from adaptable unit sizes and heights. There is also ample free on street parking.



Terms

The premises are available on new flexible Full Repairing and Insuring lease terms. Rental upon application

Legal Costs

Each party will be liable for their own legal and professional costs during completion of the lease documentation, with the tenant responsible for any Land and Building Transaction Tax (LBTT), registration dues and fees incurred thereon .

VAT

All figures stated verbally or written will be subject to VAT if applicable

Enquiries & Viewings

For further information or to arrange a viewing please contact the letting agent.

A&G

A&G Property Group
13 Royal Crescent
Glasgow G3 7SL

+44 (0)141 333 1866
admin@agpropertygroup.com



A&G Rentals give notice that: These particulars are set out as a general outline only for guidance to intending Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Details are given without any responsibility and any intending lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of A&G Rentals has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All photography in this brochure is only indicative and shouldn't be seen as a representation of actual accommodation appearance or specification.