

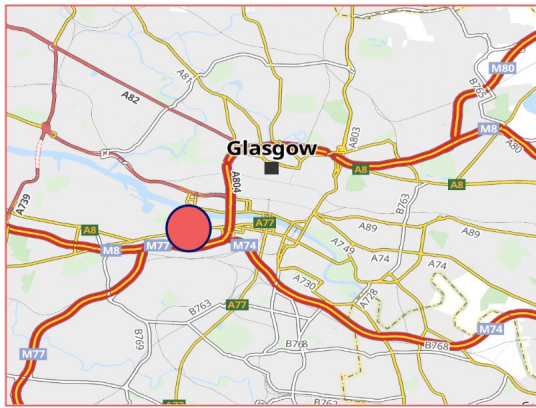


**TO LET**  
**OFFICE/STUDIO/WORKSHOP ACCOMMODATION**

**312 SQ FT**

**544 SCOTLAND STREET WEST, KINNING PARK, GLASGOW, G41 1BZ**

- 
- Benefits from raised loading access
  - Eligible for 100% rates relief under Small Business Bonus Scheme
  - Short walk to Kinning Park Underground Station
  - Free on-site and on-street parking
  - No VAT on rent



## LOCATION

- The subjects are located within the popular and established Kinning Park area of Glasgow just 1 mile south of the city centre
- The property is situated on the north side of Scotland Street West by its junction with Middlesex Street fronting onto the M8 motorway
- M8, M77, M74 access all found within a 5-minute drive
- Short walking distance of Kinning Park Underground Station whilst regular bus services operate on Paisley Road West

## DESCRIPTION

- Office/workshop/studio space
- Provides open plan space over ground/1st floor levels
- Benefits from raised loading access via roller shutter
- Excellent levels of natural daylight
- Common secure pedestrian access
- Shared WC's
- Generous free on site and on street parking

## ACCOMMODATION

NIA	sq m	sq ft
Ground	51.08	550
1 <sup>st</sup> Floor	51.08	550
<b>Total</b>	<b>102.19</b>	<b>1,100</b>

## BUSINESS RATES

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

**EPC** Available on request

## ASKING TERMS

The subjects are available on FRI terms with quoting information available via the agents.

No VAT is payable on the rent.

## VIEWING & FURTHER INFORMATION

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