

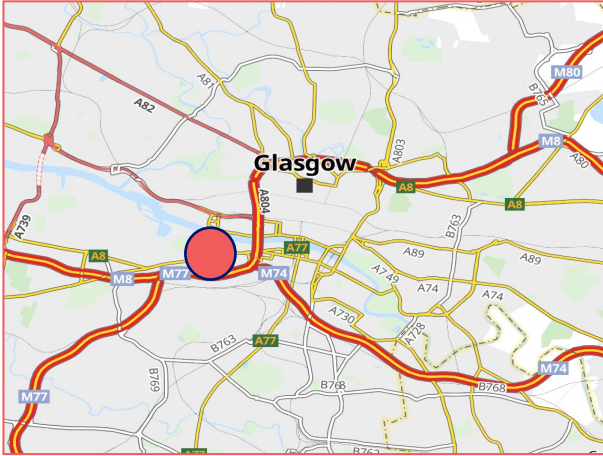


TO LET - STUDIO / WORKSHOP / OFFICE SPACE

7,500 SQ FT

73 MILNPARK STREET, KINNING PARK, GLASGOW, G41 1BB

- Available due to relocation
- Located within the popular Kinning Park area just 1 mile south of city centre
- Provides open-plan accommodation over 3 x floors
- Currently fitted as a gym
- Convenient M8, M74 and M77 motorway access
- Short walk to Kinning Park Underground Station
- Free on-street parking



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 south side of Milnpark Street at its junction with Middlesex Street
- Free on-street parking is provided
- 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
- Neighbouring occupiers include Wonder World, Fore Play Golf, Inflata Nation, The Climbing Academy, Calibre Systems and PJW Cards

DESCRIPTION

- Studio accommodation currently fitted out as a gym
- Arranged over ground, first and attic levels
- Internally provides open-plan accommodation on each floor level with excellent levels of natural daylight
- LED lighting units, 3 x phase power provided
- Likely to be suitable for workshop / studio / office accommodation

ACCOMMODATION

GIA	sq m	sq ft
Ground	232.26	2,500
1 st	232.26	2,500
Attic	232.26	2,500
Total	696.78	7,500

BUSINESS RATES

The subjects form part of a larger entry and are in the process of being re-assessed.

EPC

Available on request

ASKING TERMS

The subjects are available on FRI terms at a rent of **£42,000 per annum**

VIEWING & FURTHER INFORMATION

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