

Highly Prominent New Industrial Warehouse with Substantial Yard

CENTRUM-55, 75 Stanley Street, Kinning Park, Glasgow, G41 1JH

To Let

Colliers

DRAFT



75 Stanley Street

Kinning Park
Glasgow
G41 1JH

- 55,707 sq ft with 1 acre concrete yard
- Suitable for a variety of Industrial, Logistics & Trade Uses
- Excellent visibility overlooking the M8 motorway
- Rare city centre opportunity
- 11m eaves height
- Immediate access to M8, M74, M77 & Kingston Bridge
- Ready for occupation
- 100% Business Rates free in year 1*

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Prime Industrial Warehouse Facility with Substantial Yard CENTRUM-55, 75 Stanley Street, Kinning Park, Glasgow



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Location

CENTRUM-55 is located within the Kinning Park area of Glasgow, 1 mile south of Glasgow city centre.

The property is strategically located on Stanley Street, overlooking the M8 (J21) and M74 (J1) motorways. Junction 1 of the M77 is also within a 1 minute drive. As one of the most prominent and highly visible sites in Glasgow and indeed Scotland, the property offers an occupier the unique ability of marketing their business to over 100,000 passing vehicles per day immediately in front of the property.

The nearby Kingston Bridge is the busiest road bridge in Europe, with a daily traffic flow of over 140,000 vehicles. The estimated average daily flow of traffic at the M8 off-ramp on Seaward Street (directly adjacent to the property) is approximately 18,000 motor vehicles according to the Department for Transport.

There is easy access to the M8 and Glasgow City Centre. Shields Road underground station is within a few minutes' walk.

CENTRUM-55 also benefits from close proximity to Kingston Bridge Trading Estate, Scotland's leading trade counter

location. Nearby occupiers include; Amazon, Trespass, Screwfix, Toolstation, Howdens, Speedy Services. Glasgow's premier leisure park, The Quay is also nearby where amenities include; Burger King, Nandos, Costa, Gym Group, Odeon cinema and Ibis Hotel.

Description

The premises comprise a brand new detached industrial warehouse facility of steel portal frame construction benefiting from insulated profile metal cladding to the walls and roof.

This high specification warehouse enjoys a backlit signage display overlooking the M8 and M74 motorways, providing the opportunity to provide brand exposure to over 100,000 passing vehicles daily.

Key features include:

- 11m eaves height
- 4 ground level vehicular access doors
- 3 phase power
- c.1 acre concrete yard
- Office accommodation

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Accommodation

GIA	55,707 Sq Ft	5,175.35 Sq M
Office Proportion	5%	5%

Quoting Rent

£9.00 per sq ft.

Rates

The property will require to be assessed for rates once a tenant takes occupation.

As a new building unit, the tenant is likely to be eligible for 100% rates relief for the first year of their lease.

Rating enquiries should be made directly to Glasgow Assessor's Department on 0141 287 4444.

EPC

Targeting EPC "A" rating.

Lease Terms

The property is available on the basis of a new Full Repairing & Insuring lease.

VAT

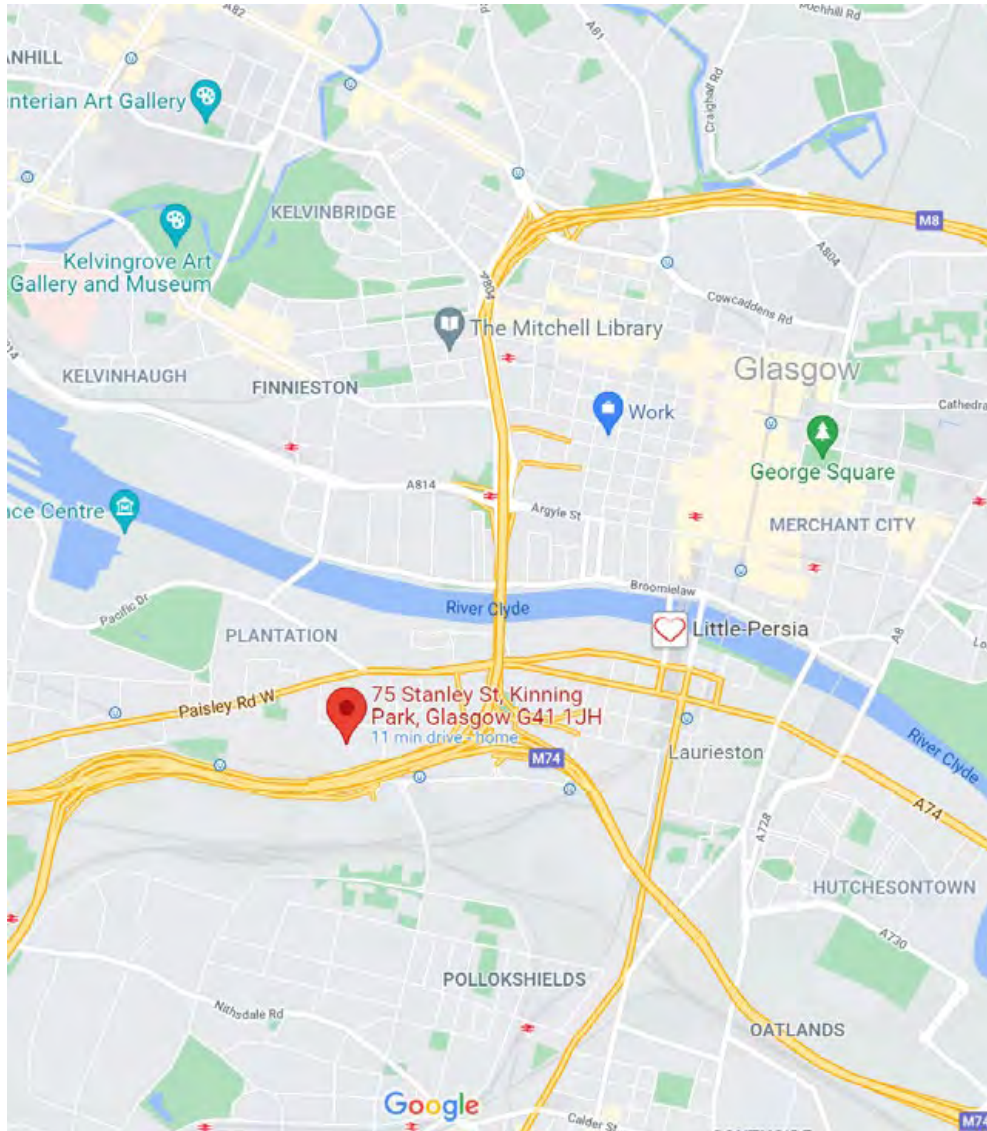
All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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