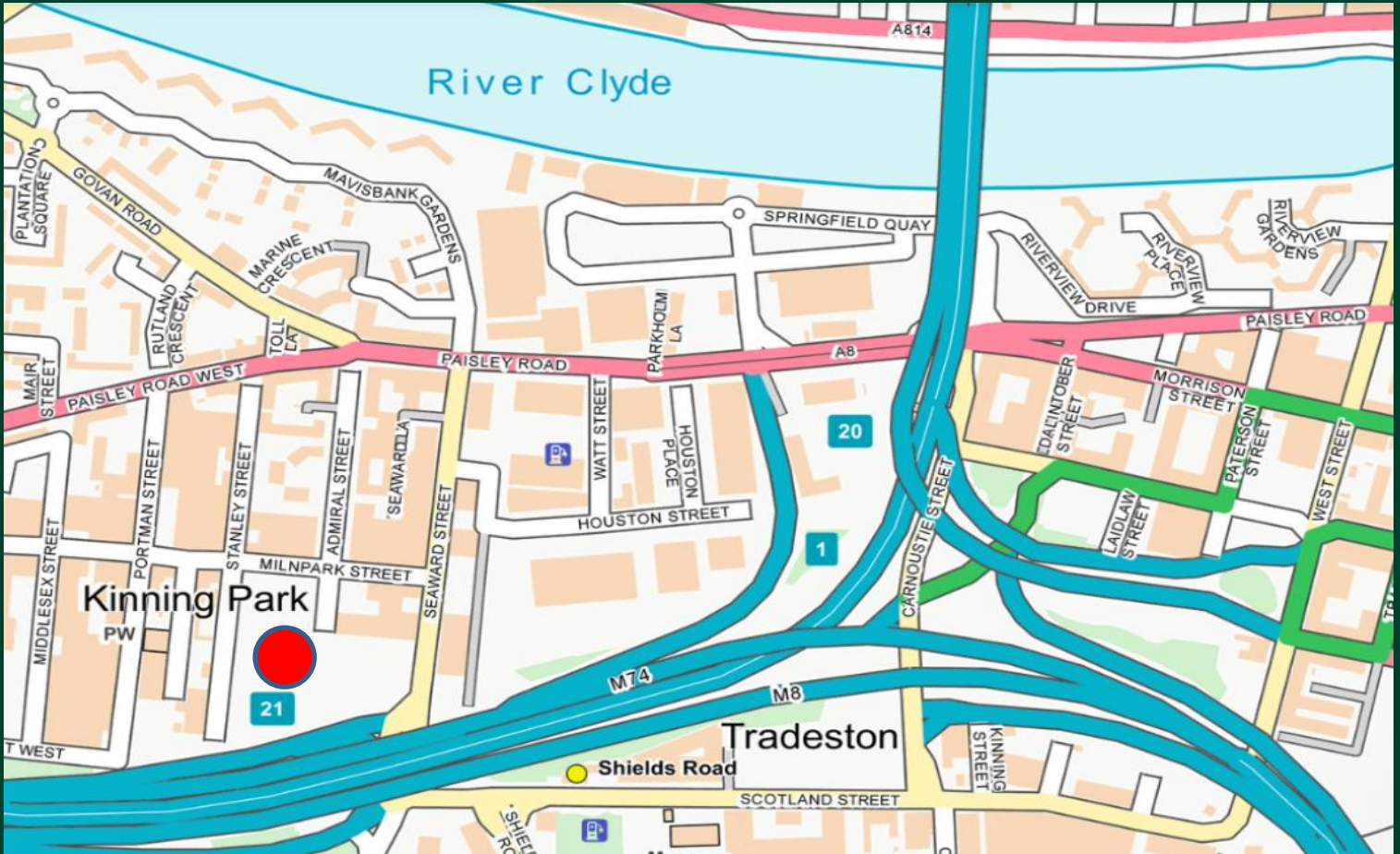


75 Stanley Street, Kinning Park, Glasgow, G41 1JH





Extremely rare opportunity.

Stanley Street is located within the Kinning Park area of Glasgow, located immediately south of the River Clyde and 1 mile from Glasgow City Centre.

The subject property is prominently situated with excellent visibility from the M8 motorway; and close proximity to some Glasgow's prime industrial estates including Milnpark Trading Estate and Kinning Parkway. The site provides immediate access into the national motorway network via junctions onto the M8 and M74. Public transport links to the site are excellent with Kinning Park subway station immediately accessible, along with various bus services passing through the area.

Of particular note, the site benefits from close proximity to Scotland's leading trade location in Kingston Trading Estate. Nearby occupiers include Tresspass, Amazon, Edmundson Electrical, Screwfix, Toolstation, Howdens, Speedy Services and Howdens.

55,707

Square Feet

11m

Eaves Height

1 Mile

Distance to Glasgow City Centre

Summary

The premises comprise a purpose built substantial detached/stand-alone new build warehouse facility of steel portal construction with insulated profile metal cladding to the walls and roof. Internally the property benefits from 11m eaves and two storey office accommodation. Externally the property has a 1 acre concrete yard and dedicated parking along the side of the building.

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

Some key features include:

- 4 x electric vehicular access doors
- 3 phase power
- Concrete slab flooring
- 11m minimum eaves height
- c.1 acre concrete yard
- Office accommodation



Lease Terms

The subjects are available on FRI terms for a minimum lease term of 10 years. Leases will incorporate upward only rent reviews upon periodic intervals.

Rent

The quoting rent is available on application.

Rateable Value

To be assessed upon practical completion of the building.

EPC

To be assessed upon practical completion of the building.

VAT

The EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.



Contact Us

Mike Brown

Associate Director
CBRE

+44 7809 231 449

Craig.Semple@cbre.com

Craig Semple

Director
CBRE

+44 7795 641 892

Mike.C.Brown@cbre.com

Mark Gillies

Director
Graham & Sibbald

+44 141332 1194

Mark.gillies@g-s.co.uk

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