

Unit 15 Kingston Bridge Trading Estate

HOUSTON PLACE, GLASGOW, G5 8SG

To Let - Trade Counter / Industrial Warehouse
6,493 sq ft (603.21 sq m)





LOCATION

Kingston Bridge Trading Estate is one of Glasgow's premier trade parks, located in the south side of Glasgow with Glasgow City Centre approximately 1.5 miles to the north of the estate, adjacent to the Kingston Bridge. The estate is prominently situated off Paisley Road and is visible from the M8 and M74 motorways. Access to the area is available via Junction 21 of the M8 which runs directly past the estate. Junction 1 of the M74 and Junction 20 of the M8 also provide local access.

Occupiers within the estate include Screwfix, Howdens, William Wilson and Toolstation, as well as many other notable trade occupiers.

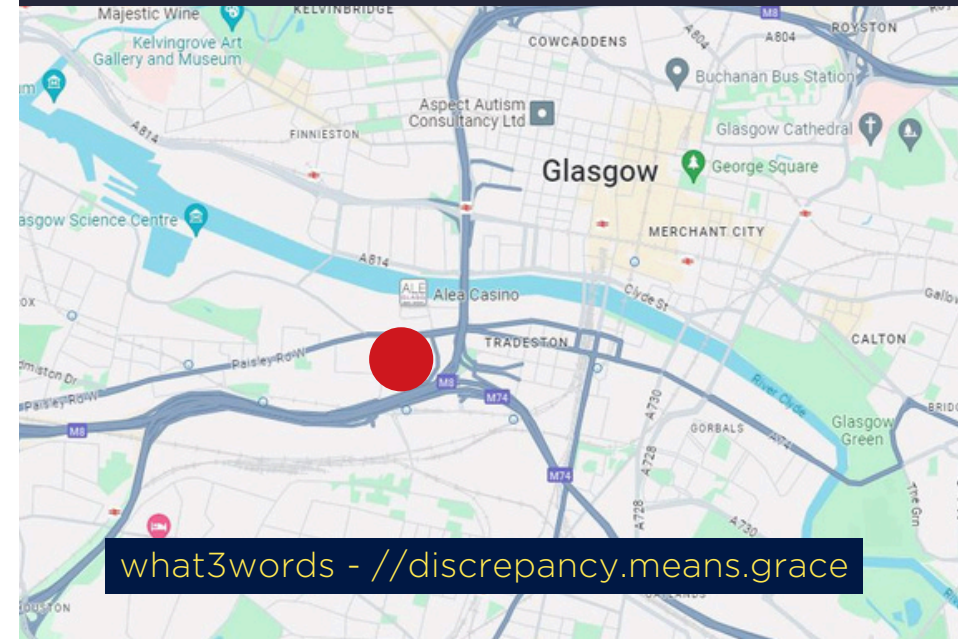
DESCRIPTION

Unit 15 comprises an end-terraced trade counter unit. Construction is of steel portal frame with blockwork walls and cladded elevations, pitched cladded roofing and solid concrete flooring throughout. The roof incorporates translucent roof panels allowing generous daylight into the unit.

The main warehouse affords open plan storage with eaves ranging from 5.80m to 6.70m. Access to the warehouse is gained via a single electric roller shutter door to the front elevation. The warehouse benefits from a generous mezzanine, located above the office accommodation, accessed via a staircase. The mezzanine has forklift loading access.

The trade counter/office accommodation is accessed by double glazed pedestrian doors to the front of the building and comprises a mostly open plan space, alongside staff breakout areas and WC facilities. This area has a suspended ceiling incorporating fluorescent lighting and air conditioning units.

Externally, the unit benefits from 13 dedicated parking spaces located to both the front and side of the unit.





IMPORTANT NOTICE

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ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Warehouse	4,541	421.66
Trade Area/Office	1,952	181.55
Total	6,493	603.21
Mezzanine	1,952	181.55

LEASE TERMS

The property is available via sub-lease or assignment, with a lease expiry of 7th September 2026. A new lease may be available, subject to Landlord approval.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £63,000 (April 2023).

CONTACT

For further information please contact the letting agents on:

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