



FG Burnett

more space and time for you™

JH CAMPBELL
PROPERTY CONSULTANTS



Industrial Facility with Secure Yard
547.47 sq m (5,893 sq ft)
195 Firpark Street
Glasgow G31 2HR

Tel: 0141 285 7980
www.fgburnett.co.uk

To Let

Location

The subject property is located on the west side of Firpark Street to the south of its junction with Wishart Street which connects with Alexandra Parade (A8).

Alexandra Parade provides a direct link with the M8 via Junction 15, therefore providing access to both Glasgow and Edinburgh.

The property's location is within the eastern periphery of Glasgow City Centre with the surrounding proximity comprising a mixture of commercial occupiers, predominantly of an industrial nature and also residential flatted dwellings.

Description

The subjects comprise a single storey industrial building of concrete framed construction surmounted by a pitched profiled metal sheet covered roof with the walls externally constructed in brickwork and rendered in roughcast. The principal points of access are provided from a single pedestrian door and two vehicular roller shutters. Internally, the building has been subdivided to provide industrial warehouse/storage space, together with office and locker room facilities at ground floor level. A mezzanine level provides additional office accommodation and an open mezzanine allows light storage.

A private yard is afforded to the south side of the building and this has been surfaced in concrete and made fully secure by palisade fencing.

Accommodation

According to our calculations on a gross internal basis, the subjects comprise the following:

Ground	482.00 sq m	(5,188 sq ft)
Mezzanine	28.22 sq m	(304 sq ft)
Open Mezzanine	37.22 sq m	(401 sq ft)
TOTAL	547.47 sq m	(5,893 sq ft)

We have calculated that the yard area extends to 291.77 sq m (3,141 sq ft).

Ratable Value

The subjects are entered in the current valuation roll with a rateable value of £16,000. Please note that an incoming occupier has the right to appeal against this assessment.

EPC

The EPC Rating is available on request.



Quoting Terms

The subjects are available to lease on a new full repairing and insuring arrangement with further information available on request.

Legal Costs

Each party shall be responsible for their respective legal costs in respect of any transaction.

VAT

All figures quoted are exclusive of VAT.

Viewing

Viewing and further information available via the joint letting agents:

Contacts:

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and should not be relied upon as part of any contract.

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