

**TO LET**

**OFFICE AND WORKSHOP**



**71 Admiral Street, Glasgow G41 1HP**

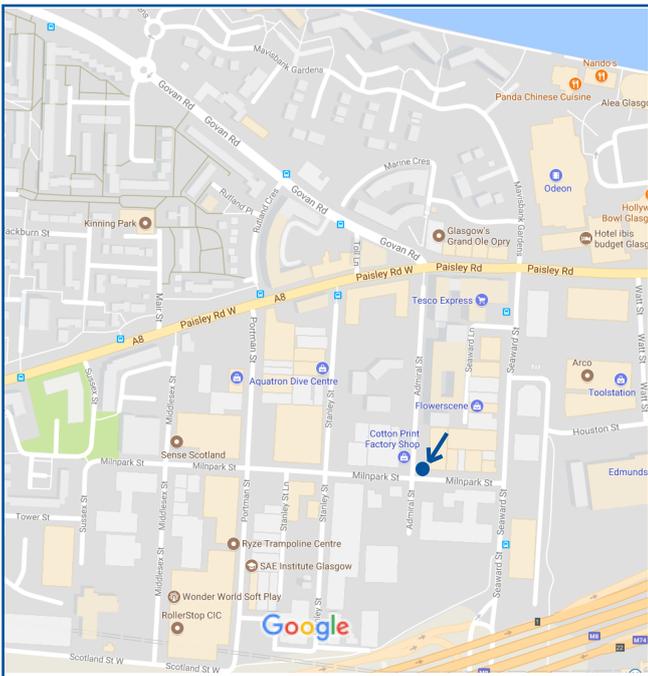
- Modern office space and workshop
- Separate roller shutter vehicular access
- Contemporary fittings and finishes to office area
- Capable of splitting to form separate office/workshop
- Immediately available
- From 41.48 sq m (446 sq ft) to 105.18 sq m (1132 sq ft)
- Rent £10,000 + VAT pa

## Location

The property is located in Kinning Park, a short distance south west of Glasgow City Centre. The building is formed to the east of Admiral Street, at the corner of Milnpark Street.

The property benefits from excellent public transport links, with local bus services passing through numerous adjacent streets and is less than 10 minutes' walk to nearby Kinning Park Subway station. On-street parking is available and direct access to the M8 and M74 motorways is close-by.

The property is formed on the ground floor of a two-storey property, with a number of professional companies and contractors also occupying the street.



## Description

The property comprises an office suite and adjoining workshop facility which can be accessed directly via roller shutter or by personnel door.

The office space has been recently re-fitted and is finished to an excellent standard, with laminate flooring and a mixture of exposed brickwork and plasterboard walls. Lighting is by means of spotlights and feature pendant lighting. Heating is via a gas central heating system with additional feature fire within the office area. Toilets are formed within the office suite and comprise WC and WHB. There is a fully fitted kitchen with an integrated dishwasher and fridge.

The workshop has concrete flooring, painted blockwork walls, LED lighting and benefits from 3-phase power supply as well as a manually operated roller shutter.

Each unit benefits from its own access and therefore can be occupied independently.



## Accommodation/Areas

From sizes taken at the time of our inspection, we calculate the space to extend to the following areas:

Office:	41.48 sq m (446 sq ft)
Workshop:	63.70 sq m (686 sq ft)
TOTAL:	105.18 sq m (1132 sq ft)

The area quoted above excludes toilet accommodation.

The roller shutter is 3.45m high and 3.80m wide.

## Rating

The current Rateable Value is £4,700. 100% rates relief is available to qualifying companies under the current Scottish Government's Small Business Bonus Scheme. For those unable to take advantage of this relief, the current Uniform Business Rate is £0.466 in the pound.

Full details are available through the Sole Letting Agent.

## Lease/rental terms

Rental offers of £10,000 are sought on full repairing and insuring terms.

## Service Charge

There is a small service charge in respect of common maintenance and repairs. Full information is available via the Sole Letting Agent

## VAT

VAT is chargeable on all rents and service charges.

## Energy Performance

The property has an EPC rating of [tbc]. A full copy of the certificate can be made available to interested parties upon request.

## Legal Costs

Each party to bear their own legal costs in the transaction.

## Date of Entry

Immediate entry is available.

## Viewing and further information

Viewing and further information is available by contacting the Sole Letting Agent:

Thomson Property Consultants  
2nd Floor  
180 West Regent Street  
Glasgow  
G2 4RW

Tel: 0141 611 9666

Fax: 07006 037140

Contact: Eric Thomson or Andrew Millar

Email: [eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk) or [andrew@thomsonproperty.co.uk](mailto:andrew@thomsonproperty.co.uk)

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