



# GRAINSTORE

60 TRADESTON STREET, GLASGOW

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Ground Floor - 284.84 sq m / 3,066 sq ft

Grainstore 60 forms the first phase of the successful Grainstore development, which comprises contemporary studio and office space within a period building occupied by a vibrant mix of tenants.

Grainstore extends to space of over 26,000 sq ft over two adjacent buildings and provides purpose designed studio and workspaces for businesses of all shapes and sizes. The modern, stylish spaces come in varying sizes and are fitted with state-of-the-art facilities and business infrastructure to suit every requirement.

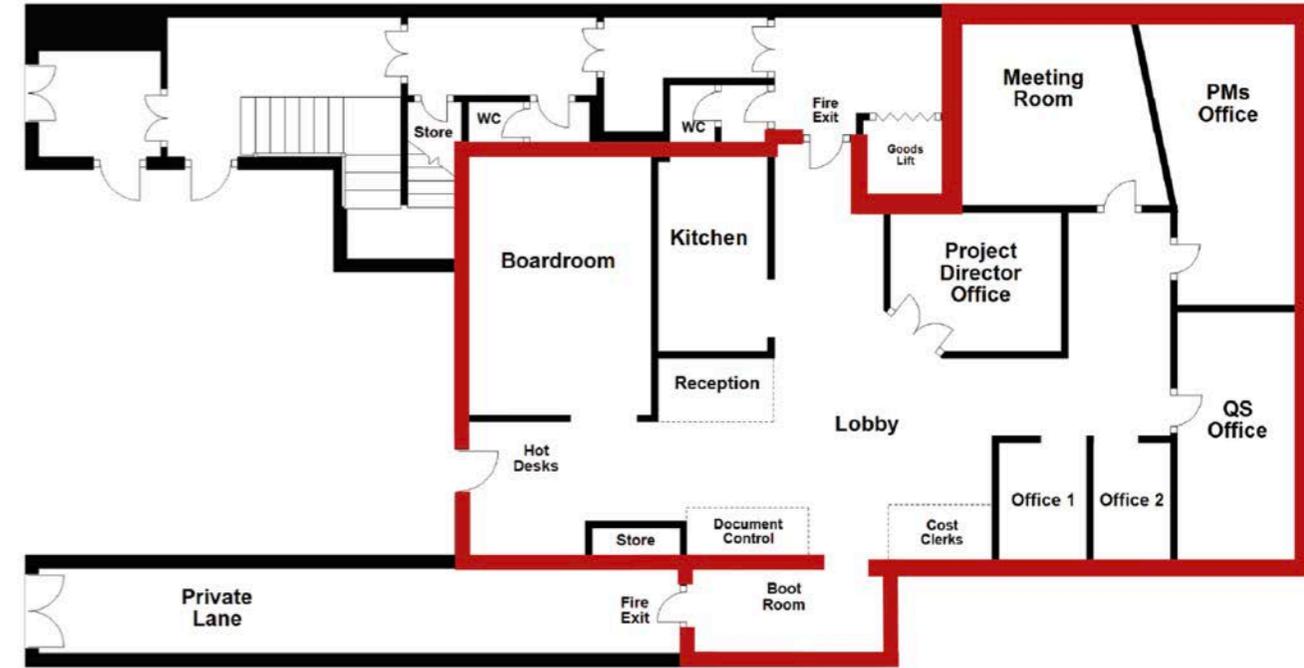
The ground floor space comprises a unique opportunity for an office/studio/events occupier seeking contemporary space with an industrial feel.

- Phase 1 of successful Grainstore development
- Unique office / studio / function space
- Contemporary design with exposed ceiling and services
- Recently comprehensively refurbished
- Ground floor access / DDA compliant
- Close to City Centre
- Excellent road and public transport connections
- Directly adjacent to 1m sq ft Buchanan Wharf development
- Variety of potential uses
- 284.84 sq m (3,066 sq ft)
- £25,000pa

### Specification

The space has been recently comprehensively refurbished and benefits from the following specification:

- Modern LED lighting
- Full air circulation system
- Exposed ceilings and service runs/cable trays
- Gas central heating system
- Concrete floor with carpet tile finish
- Modern kitchen / staff area
- Feature board room
- Mix of open plan and cellular space
- Male and female toilet facilities



### Accommodation/areas

We calculate the space to extend to a net internal area of 284.84 sq m (3,066 sq ft).

### Rating

The current Rateable Value is £9,500. The property therefore qualifies for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

### Rent

£25,000pa excluding VAT

### Service charge

Figures available upon request

### VAT

VAT is payable on the rent and service charge.

### Energy Performance

The EPC Rating can be provided upon request.

### Legal Costs

Each party to bear their own legal costs.

### Land and Buildings Transaction Tax

Tenants will be responsible for the payment of any Land and Buildings Transaction Tax.

### Viewing and further information

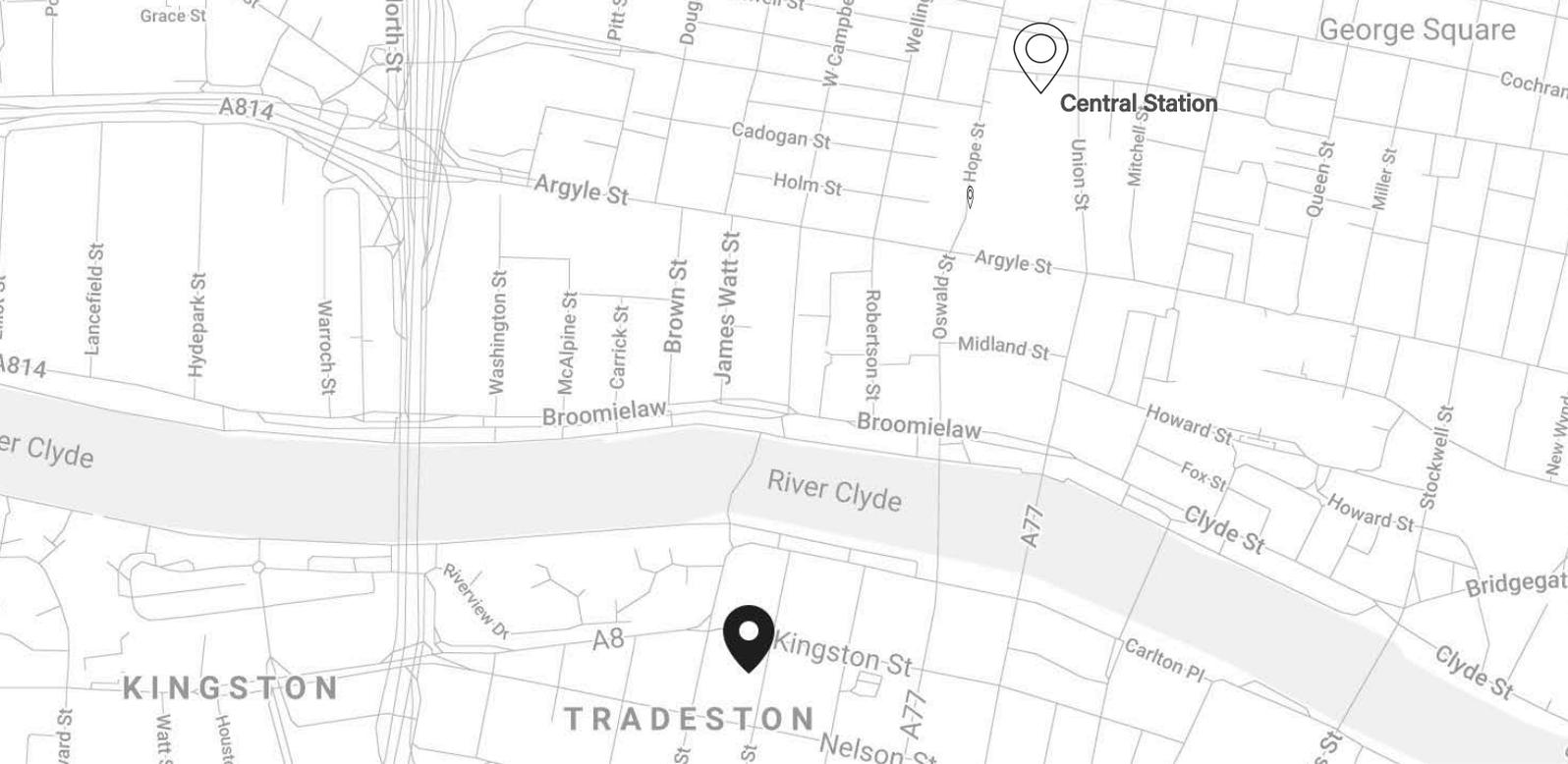
By contacting the Sole Letting Agent:

Thomson Property Consultants  
180 West Regent Street  
Glasgow  
G2 4RW

Tel: 0141 611 9666

Contact: Eric Thomson

Email: eric@thomsonproperty.co.uk



Grainstore 60 is located in Tradeston, on the periphery of Glasgow City Centre, a short distance south of the River Clyde. The building is formed to the west of Tradeston Street, close to its junction with Nelson Street.

The building benefits from an excellent public transport network, with local bus services running along Tradeston Street and surrounding streets. The property is within 5 minute's walk of West Street and Bridge Street Subway stations and less than 10 minute's walk from Glasgow Central Station. Direct access to the M8 and M74 motorways is available close-by. The building is directly adjacent to the South-West City Way cycle route which connects the south of Glasgow with the City Centre.

The building is directly adjacent to the new Buchanan Wharf development, with construction ongoing. The first phase of the development is due for completion in 2021 and comprises approx. 470,000 sq ft of purpose-built Grade A office accommodation to be occupied by Barclays. The second phase will include offices, residential apartments, restaurants/bars and amenity areas, which will take the total size to approx. 1 million sq ft.

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**0141 611 9666**

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