

# UNIT 52/62

52 Brand Street, Glasgow, G51 1DG



## Key Highlights

- Modern and refurbished unit
- 3 phase power
- Office and w/c facilities
- Secure industrial estate
- Electric vehicle roller shutter
- Ample parking

## Summary

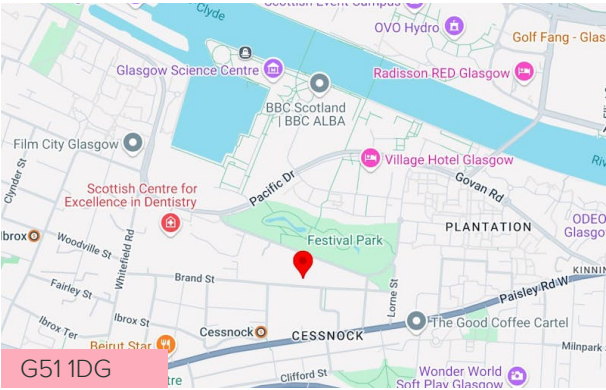
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| Available Size | 2,094 sq ft  |
| Business Rates | Upon Enquiry |
| EPC Rating     | Upon enquiry |

## Description

The subject property comprises a steel portal frame construction, incorporating full cavity walling and external leaf brickwork. The roof construction is fully insulated profile metal cladding. Internally the property benefits from open warehouse space, good quality office accommodation, kitchen space and allocated W/Cs. The warehouse can be accessed directly from Brand Street via a pedestrian access door, and vehicle access is provided to the rear of the unit within the wider estate.

## Location

The subjects are on the north side of Brand Street in the Cessnock area of Glasgow, only 1.5 miles from the City Centre. The industrial estate's inner city location provides excellent public transport links and local amenities for staff. The area is an established commercial location, with Glasgow Science Centre, Pacific Quay, the BBC and the Scottish Media Group HQ all in very close proximity. Brand Street as an industrial location is excellent, with Kingston Bridge Trading Estate, Glasgow's primary trade park, in very close proximity.



## Viewing & Further Information



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