

TO LET - INDUSTRIAL

UNIT A 54 JESSIE STREET

POLMADIE, GLASGOW, G42 0PG



KEY HIGHLIGHTS

- 3,000 sq ft
- Well-presented light industrial / warehouse premises
- Benefits from shared secure yard
- Situated next to Junction 1A of M74, Polmadie
- Available for immediate occupation
- 5m eaves
- Located within the highly popular Polmadie area of Glasgow's South Side
- No VAT on rental

SUMMARY

Available Size	3,000 sq ft
Rates Payable	£7,792.20 per annum
Rateable Value	£16,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced light industrial / workshop premises of steel portal frame construction surmounted by a pitched insulated panel roof incorporating light panels.

Customer / staff entrance provided to the front with parking pays.

To the rear there is a secure surfaced shared yard accessible via double gates.

Internally the subjects provide open-plan warehouse / workshop space with offices, staff tea-prep and wc's found to the front.

5m eaves provided.

Mains supplies to gas, 3 phase power and water provided.

LOCATION

The subjects are located within the highly popular and convenient Polmadie area of Glasgow's South side just 3 miles south-east of the city centre.

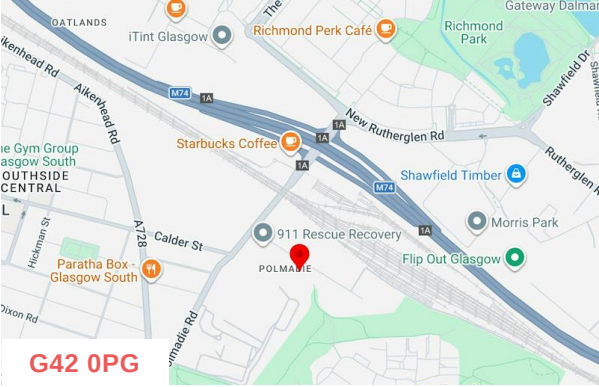
More specifically the subjects are situated on the south side of Jessie Street by its junction with Polmadie Road that connects with J1A of the M74 providing a fast convenient link to the city centre and the central Scotland motorway network, south and beyond.

Neighbouring occupiers include Call Robert, Glasgow City Council, Cemex, Hanson Group, Crolla's and 911 Vehicle Recovery Services.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - A	3,000	278.71	Available
Total	3,000	278.71	



VIEWING & FURTHER INFORMATION

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