



47 HOUSTON STREET, KINGSTON BRIDGE TRADING ESTATE, GLASGOW, G5 8LX

TO LET – PRIME WAREHOUSE / DISTRIBUTION / TRADE COUNTER PREMISES

AVAILABLE FROM 8,613 – 39,270 SQ FT

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Location

The subject property is located within the popular Kingston Bridge Trading Estate less than a mile south of Glasgow city centre. The estate benefits from excellent access to the Scottish motorway network via Junctions 20 and 21 of the M8 motorway providing access to Glasgow city centre (north), Edinburgh (east) and Glasgow International Airport which is only a ten minute drive west. The M77 is accessible via Junction 22 and the M74 via Junction 1.

Excellent access to public transport links are provided with Shields Road Underground Station a five minute walk south whilst numerous bus services operate on Paisley Road immediately north.

Neighbouring occupiers on the estate include Edmundson Electrical, Screw Fix, Howdens, Johnstone Paints, Tool Station, CEF and Dulux.

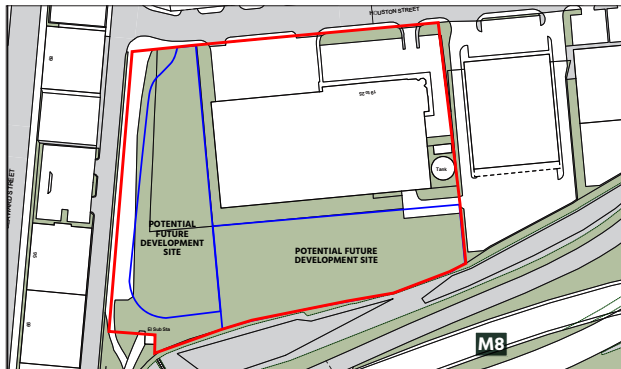
Local occupiers

- 1 Edmundson Electrical
- 2 Fyfe & Mcgrouter
- 3 Howden Joinery, Screwfix & Hss Hire
- 4 Hire Station, Tile Giant & Hilti
- 5 Toolstation & Grahams
- 6 Johnstone Leyland, Dulux, City Electrical Factors & Speedy Hire



Description

- Standalone warehouse / distribution unit of steel portal frame construction on large secure site bound by palisade fencing
- Internally provides well-presented warehouse accommodation with four drive-in vehicle access points opening out onto large secure yard
- Clear internal eaves height of 6m rising to 7.4m at the pitch
- Two storey offices located to the front off attractive double height reception
- Ground floor element well suited for trade counter use with generous staff /customer parking



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Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the following gross internal floor areas.

	sq m	sq ft
Warehouse	2,847.30	30,648
Ground Floor Offices	400.50	4,311
First Floor Offices	400.50	4,311
Total	3,648.30	39,270

Please note that our client may consider sub-dividing the subjects in order to satisfy a prospective occupiers' requirements. Indicative split plans are available upon request.

The surrounding undeveloped land is within our client's ownership providing additional expansion / yard space.

Asking Terms

The subjects are available in whole / part on FRI terms with quoting information available upon request.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £155,000.

EPC

Available on request.

VAT

The rent will be subject to VAT at the prevailing rate.

Viewing & Further Information

Strictly by appointment via the sole agents, Gerald Eve LLP;

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