

TO LET

EXCELSIOR – KINNING PARK

KINNING PARK GLASGOW, G41 1LU

Industrial / Warehouse Units
From 2,751 to 8,868 sq ft

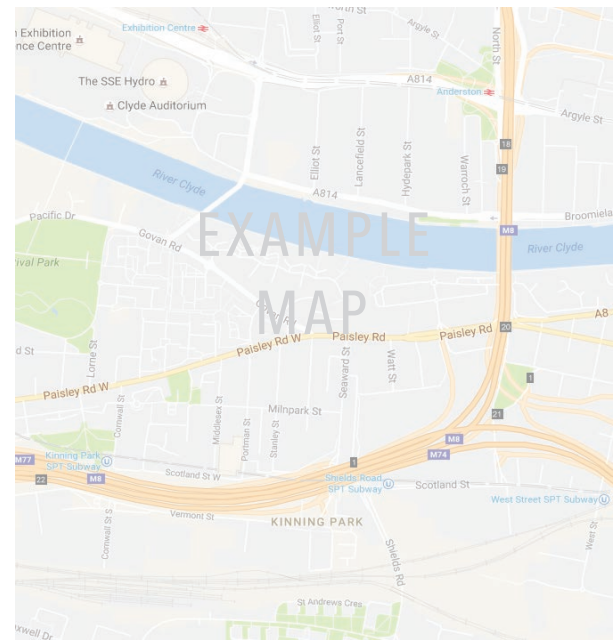
- FULLY REFURBISHED ACCOMMODATION
READY FOR IMMEDIATE OCCUPATION
- FLEXIBLE LEASE PACKAGES
- ESTABLISHED TRADE COUNTER LOCATION
- EXCELLENT LINKS TO MOTORWAY NETWORK
- CLOSE TO KINNING PARK AND SHIELDS ROAD
UNDERGROUND STATIONS



LOCATION

Excelsior Industrial Estate is situated in the Kinning Park area of Glasgow on the south side of Vermont Street, accessed by either Seaward Street or Scotland Street. It lies less than a mile south west of Glasgow City Centre and the adjacent Junction 21 of the M8 provides quick access to Scotland's motorway network. Shield's Road and Kinning Park underground stations are within 10 minutes walk.

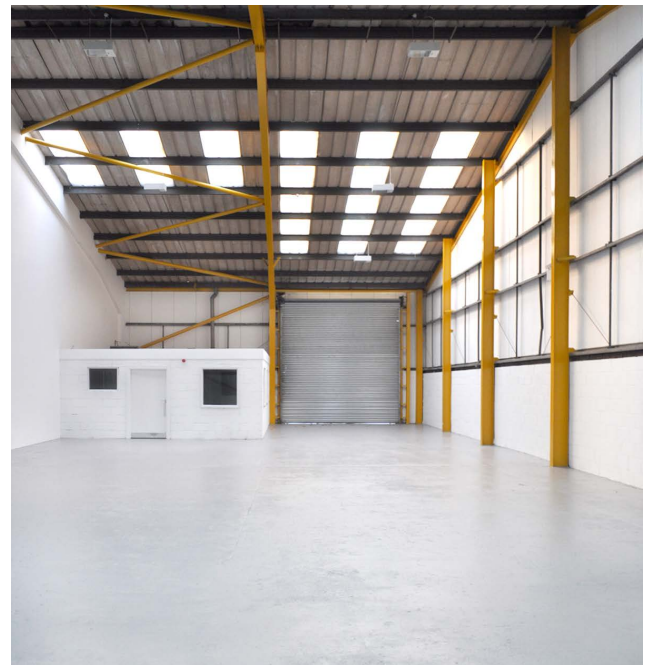
The new M74 Motorway Extension links Junction 21 of the M8 to Junction 1 of the M74 to the south east of Glasgow city centre, providing full motorway connectivity around the city.



DESCRIPTION

The development comprises two terraces of modern industrial units of steel portal frame construction. Externally communal yard space and car parking is provided. Externally, the units have brickwork walls to dado height which are thereafter clad in profile metal sheeting to roof level.

The roofs incorporate translucent roof panels providing natural daylight. Internally, the units have painted concrete-slab flooring and blockwork walls. Heating, where provided, is by gas-powered hot air blowers and lighting by a combination of strip fluorescent tube and sodium pendant light fittings.



ADDITIONAL INFORMATION

Access to the warehouse is provided from the communal yard via large electric roller shutter doors, with approximate clearance height of 4.9 metres and the minimum eaves height within the warehouse is 4.78 metres with an apex height of 7.16 metres.

M8

VERMONT STREET

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

AVAILABLE

NOT AVAILABLE

ACCOMMODATION & LEASE TERMS

The units are available on new Full Repairing and Insuring (FRI) lease terms of negotiable duration.

The attached availability schedule outlines the current availability within the estate along with annual rents, and rateable values which are exclusive of VAT. Service charge and insurance figures should be requested from the joint letting agents.



VIEWING / ENQUIRIES

For viewing and further enquiries, please contact either of the joint letting agents:



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