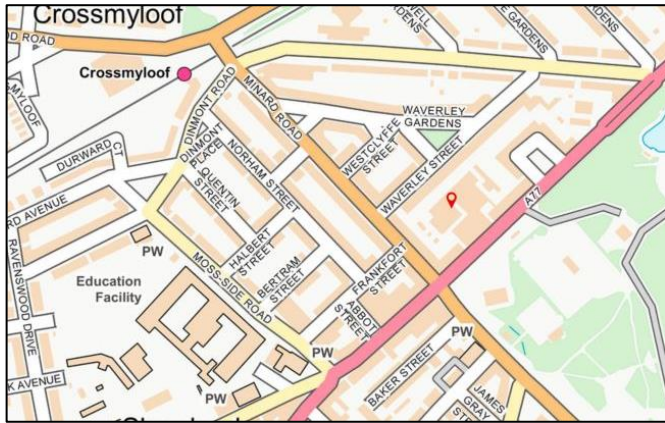




1ST FLOOR, 1008 POLLOKSHAWS ROAD, SHAWLANDS, GLASGOW G41 2HG

To Let - Quirky studio / office / workshop space
401 SQ M (4,316 SQ FT)

- Located within the heart of Shawlands immediately opposite Queens Park
- Well located for access to public transport and all local amenities
- Available for immediate occupation
- Fully self-contained
- Suitable for a range of uses including gym / artist studio space / offices / workshop
- New FRI lease available



© Crown Copyright 2020. Licence no 100020449. Not to scale.



Location

The subjects are located within the popular Shawlands area of Glasgow's south side approximately 2 miles south of the city centre. More specifically the subject property is located just off Pollokshaws Road via the lane between the Glad Café & Buongiorno Restaurant immediately opposite Queens Park.

Excellent access to public transport links are provided with numerous bus services operating on Pollokshaws Road itself whilst Crossmyloot Railway Station is a 5 – 10 minute walk west of the subjects where direct services to Glasgow Central Station are provided. On-street parking is provided on Pollokshaws Road itself together with the surrounding streets.

Description

- Quirky self-contained studio / office / workshop space forming part of a larger two storey building of concrete frame construction
- Access is via double doors at ground floor level where a single staircase provides access to the first floor together with a large goods lift.
- Internally the accommodation provides bright and predominantly open-plan accommodation with double glazed window units running the full length of the space on each side of the building. There's some existing fit-out by way of private offices that can be easily removed if required. WC facilities are provided.

Schedule of accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a gross internal area of;

401 SQ M (4,316 SQ FT)

Business Rates

The subjects form part of a large entry and are in the process of being re-assessed.

EPC

Available on request

Terms

The subjects are available on FRI terms at a rent of **£22,000 per annum**.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Gregor M Brown
Tel. +44 (0) 141 227 2375
gbrown@geraldve.com

Sadik Chowdhury
Tel. +44 (0) 141 227 2375
schowdhury@geraldve.com



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued **October 2020**
Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AY.