

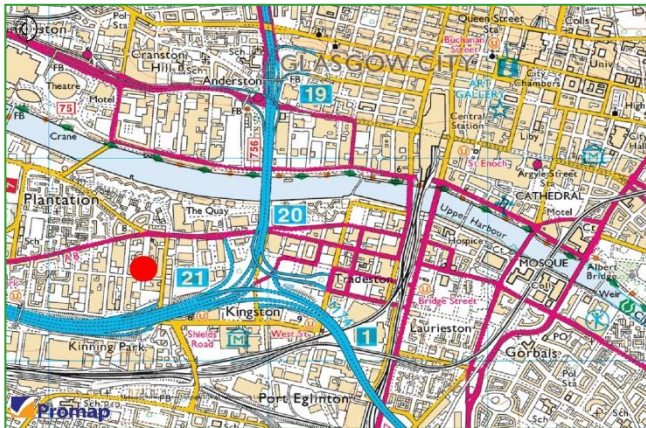
**TO LET**  
**1<sup>st</sup> FLOOR OFFICE / STUDIO ACCOMMODATION**  
410 – 2,864 sq ft



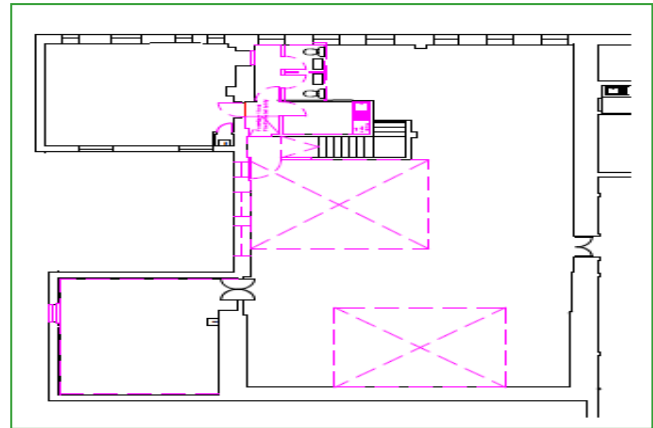
**Milnpark Studios**  
**20 Milnpark Street**  
**Glasgow**  
**G41 1BB**

Refurbished office/studio accommodation within a popular business location.

- **excellent access to both M8 and M74 motorways**
- **Kinning Park & Shields Road Underground Stations within a 5 minute walk**
- **free on-street parking**
- **flexible terms available**



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## Location

The Milnpark Studios are situated on the north side of Milnpark Street between its junctions with Admiral Street and Seaward Street within the Kinning Park area of Glasgow approximately 1 mile south of the city centre.

Kinning Park is a popular business location with convenient access to the Scottish Motorway Network. M8 motorway access is available via Junction 20 or 21 providing access to Glasgow City Centre, Edinburgh as well as Glasgow International Airport which is a 10 minute drive west. The M74 is accessible via Junction 1 approximately 1 mile east.

Kinning Park and Shields Road Underground Stations are located only a 5-minute walk away east and west whilst numerous bus services operate along Paisley Road south of the property.

## Description

The subjects comprise open-plan first floor studio/office space adjoining Abergate House Business Centre.

The accommodation has undergone recent refurbishment works and benefits from a suspended ceiling throughout with integrated modern lighting units, painted plaster walls, double glazing, gas central heating, perimeter power and data points. New male & female WC facilities and a kitchen tea prep facility have recently been installed.

Free on-street parking is provided on the surrounding streets.

## Accommodation

The accommodation is available in part or in whole from 410 - 2,864 sq ft.

## Terms

The subjects are available on FRI terms at a rental of **£7/sq ft**.

## Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £26,250

## EPC – F

## Viewing

By appointment through sole agents, Gerald Eve LLP.

Gregor Brown  
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John Logan  
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