

TO LET / MAY SELL

9 MUSLIN STREET BRIDGETON

Glasgow, G40 4AZ



Key Highlights

- Office building extending to approximately 25,466 sq. ft. (2,366 sq. m.)
- Private secure car park with 48 parking spaces
- Excellent access to nearby public transport

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Location

The property is located on the corner of Muslin Street and Acorn Street, in the Bridgeton area of Glasgow's East End. It has excellent access to public transport with Bridgeton train station a 4 minute walk away, and local bus routes nearby. In addition, Junction 1A of the M74 is located close by providing easy access to the motorway network to Glasgow's City Centre and surrounding areas. Nearby amenities include Glasgow Green, The People's Palace Museum, as well as a variety of shops/café's on Bridgeton's Main Street. The property is situated within a predominantly residential area.

Description

The subjects comprises a three storey office building with basement and attic levels. The building is clad in red brick with a tiled pitched roof.

Internally, the property benefits from a mixture of open-plan and cellular office space with carpet tiled flooring throughout and painted plasterboard walls. The ground floor has a mineral fibre suspended ceiling with LG3 lighting, whilst the first and second floors have traditional plasterboard ceilings and a mixture of LG3 and fluorescent tube lighting. The entire building benefits from gas central heating as well as air-conditioning throughout. There is an 8 passenger pedestrian lift with access to the ground, first and second floors.

Externally, the property has single glazed windows throughout. There is a private car park to the rear which is accessed via electrically operated gates. The car park benefits from 46 parking spaces as well as 2 disabled bays. There is CCTV surrounding the property. All external doors benefit from roller shutter doors and the property is entirely secured by an alarm system.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the building to be as follows:

	AREA (SQ. FT)	AREA (SQ. M)
Ground Floor	8,406	781
First Floor	8,535	793
Second Floor	8,525	792
Total	25,466	2,366

Site Area - 0.733 Acres - 0.297 HA



Energy Performance

An EPC is available on request.

Rateable Value

We understand the subjects are currently entered into the current valuation rolls as:

9 Muslin Street - £222,000 (April 2017)

Legal Costs

Each party will bear its own legal costs in any transaction and the purchaser will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole selling agents. Contact the sole advisers

Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | October 2019

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