



Tel. 0141337 7575 www.alliedsurveyorsscotland.com @Allied_Scotland

**ALLIED
SURVEYORS
SCOTLAND**



TO LET

71-73 Houldsworth Street, Glasgow G3 8ED

- **Vibrant West End location**
- **Flexible workshop cum office accommodation**
- **First and Second floors**
- **Available as separate entities or as one**
- **TOTAL GIA: 758.78 sq m (8,168 sq ft)**

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The subjects are located in the vibrant Finnieston area of Glasgow's popular West End approximately a mile from the city centre. Situated on the southern side of Houldsworth Street, the subjects hold a prominent position between Port Street and Elliot Street, and benefit from being within walking distance of the area's principal thoroughfare Argyle Street. This location also benefits from excellent transport links being in close proximity of Exhibition Centre train station and the Clydeside Expressway affording access to the M8 motorway.

DESCRIPTION

The subjects form the first and second floors of the former Vulcan Smith Works, a four storey warehouse building of brick construction. A section of the second floor extends over the adjoining building to the east.

Access to both floors is provided from Houldsworth Street via a common entrance and stairwell with a common fire stairwell to the rear providing escape.

Both floors would suit a variety of uses with the first floor most recently utilised as office accommodation while the larger second floor having been stripped back to shell.

FLOOR AREA

The individual floors have the following approximate gross internal floor areas:

First	236.84 sq m	2,549 sq ft
Second	521.94 sq m	5,618 sq ft
TOTAL	758.78 sq m	8,168 sq ft

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – C

RENT

Our client will consider offers on the individual floors or both as a single entity.

Asking rents on application.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Grant Strang | Gregor Hinks | Tel. 0141 337 7575

grant.strang@alliedsurveyorsscotland.com | gregor.hinks@alliedsurveyorsscotland.com

RATING ASSESSMENT

The property has been entered in the current Valuation Roll as follows:

First Floor: £11,900

Second Floor: £8,800

The individual floors are therefore eligible for 100% rates relief under the Small Business Bonus Scheme.



VAT

To be confirmed.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.