

EXTENSIVELY
REFURBISHED

211

MACLELLAN STREET

Kinning Park, Glasgow G41 1RR

- 65,836 sq ft (6,116 sq m)
- Modern detached high bay industrial warehouse
- High quality offices
- 9 dock levellers
- 3 ground level access doors
- Large secure yard area
- Generous car park
- Close proximity to Glasgow City Centre
- Excellent transport and motorway links





DESCRIPTION

The property comprises a modern detached distribution / production unit of steel portal frame construction which has been extensively refurbished in recent years.

The warehouse space has been divided into 2 interconnecting areas. The building also benefits from 2 storey offices / staff welfare areas together with large concrete yard and parking, all within a fully secured site.

Salient features include:

MAIN WAREHOUSE

- 11.1m height to underside haunch
- 11.4m to roof apex
- Heating & lighting

FRONT WAREHOUSE

- 5.3m height to underside haunch
- Heating & lighting
- 9 dock levellers
- 3 ground level loading doors

2 STOREY OFFICES / STAFF WELFARE

- High quality accommodation
- Attractive glazed entrance foyer
- Mix of large open plan and separate meeting rooms
- Canteen, tea preps, WCs, shower

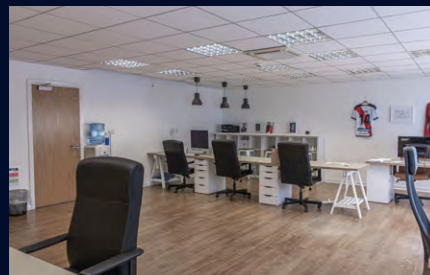
Externally the fully secure site has a large concrete yard and substantial separate car park.

211 MACLELLAN STREET

LOCATION

MacLellan Street is located within the Kinning Park area of Glasgow. It is situated a short distance to the south of Glasgow City Centre. Kinning Park forms one of Glasgow's premier industrial areas and has access to the M8 via Junction 20 and 21. Excellent links to the M74 are also provided with public transport being served by a number of bus links and two subway stations.

VIEW ON
GOOGLE
MAPS



211 MACLELLAN STREET

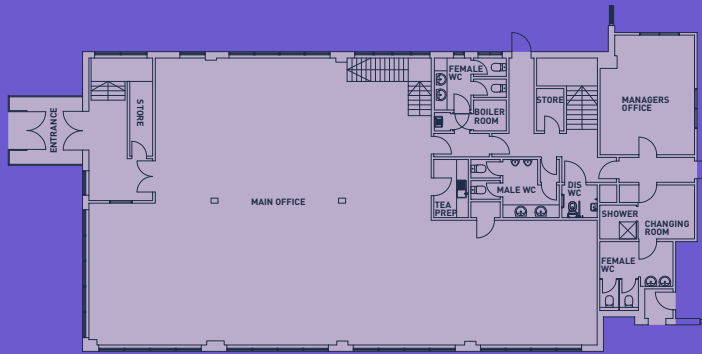
ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the approximate gross internal area to be as follows:

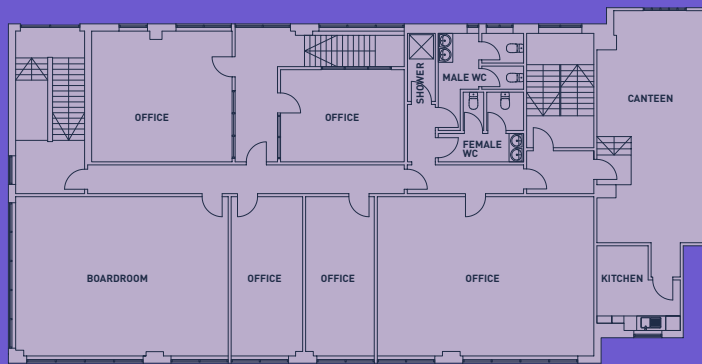
	SQ M	SQ FT
High Bay Warehouse	4,267	45,933
Warehouse	1,211	13,037
Main Offices	637.87	6,866
TOTAL	6,116.31	65,836

FLOOR PLANS

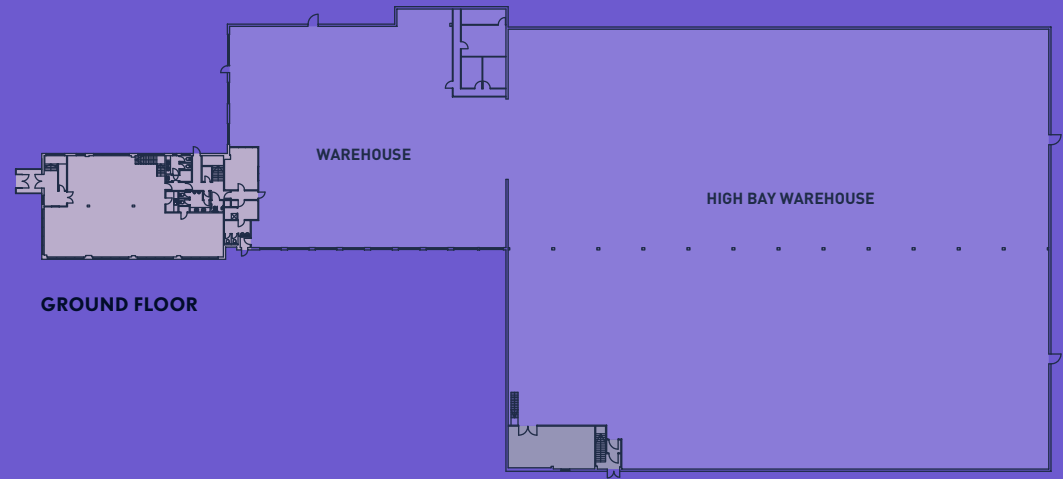
(Indicative only - not to scale)



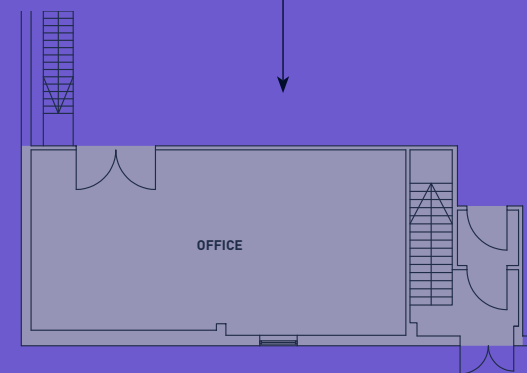
OFFICES / STAFF WELFARE - GROUND FLOOR



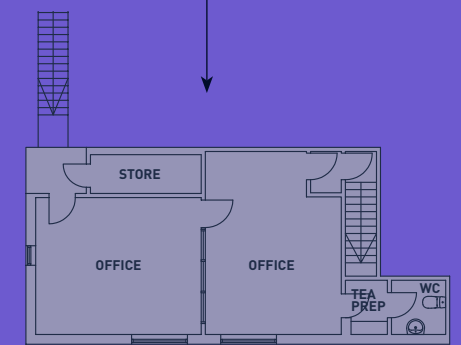
OFFICES / STAFF WELFARE - FIRST FLOOR



GROUND FLOOR

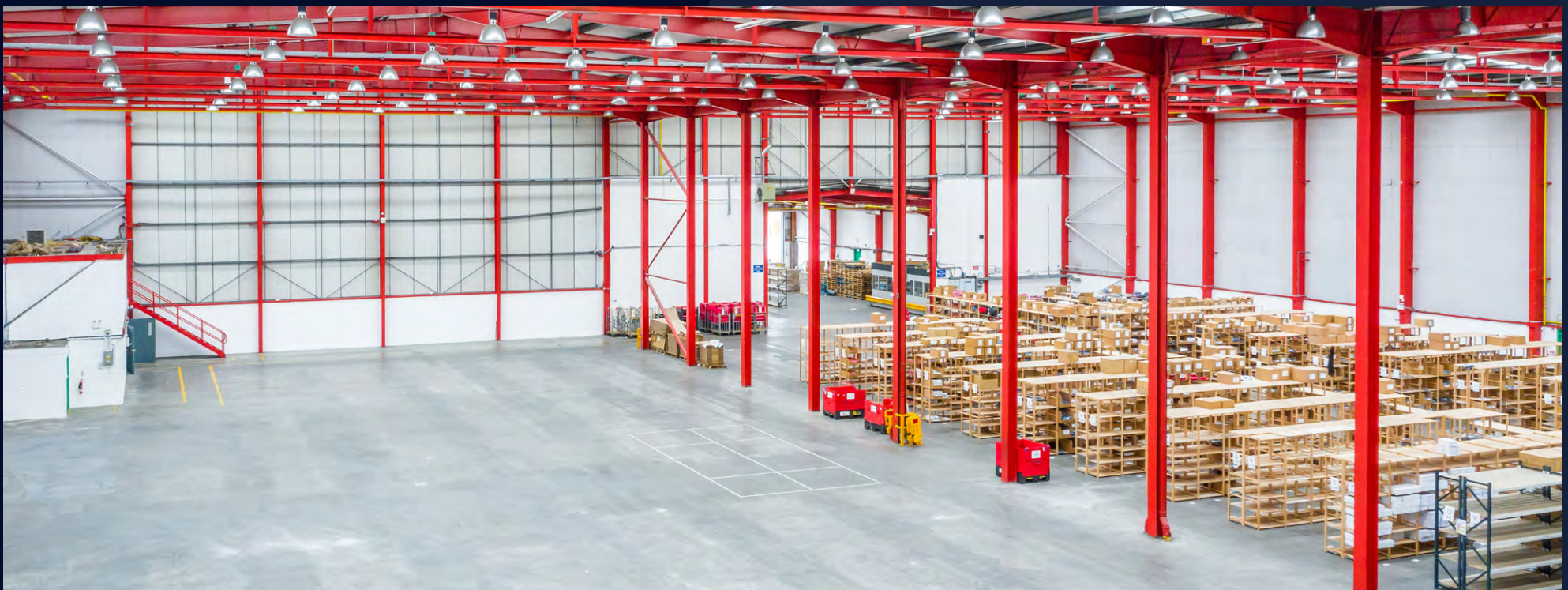
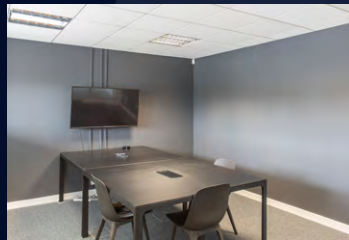


GROUND FLOOR



FIRST FLOOR

211 MACLELLAN STREET



RATING

The property is entered into the Valuation Role as:

N.A.V/R.V. £310,000

EPC RATING

The property has an EPC rating of E.

TERMS

Our clients are seeking to assign or sub-let their lease of the property which expires in June 2023. Alternatively, a longer term lease may be accommodated, subject to agreement with the Landlord. Further details available from the letting agents, Colliers International.

VAT

Value Added Tax at the standard rate will be applicable on all rent and service charges.

LEGAL FEES

Each party will bear their own legal costs, however the ingoing assignee / sub-tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.



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VIEWINGS AND FURTHER INFORMATION

Viewings and additional information can be arranged through the agents. Please contact:



Iain Davidson
0141 226 1056
07795 010 118
iain.davidson@colliers.com

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. 0720.

