

1ST FLOOR, 1008 POLLOKSHAWS ROAD, SHAWLANDS, GLASGOW

Glasgow

Quirky Studio / Office / Workshop Space

3,941 Sq ft

Available / Leasehold

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The Opportunity

- 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.

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 Crossmyloof 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.

Area Summary

1st Floor

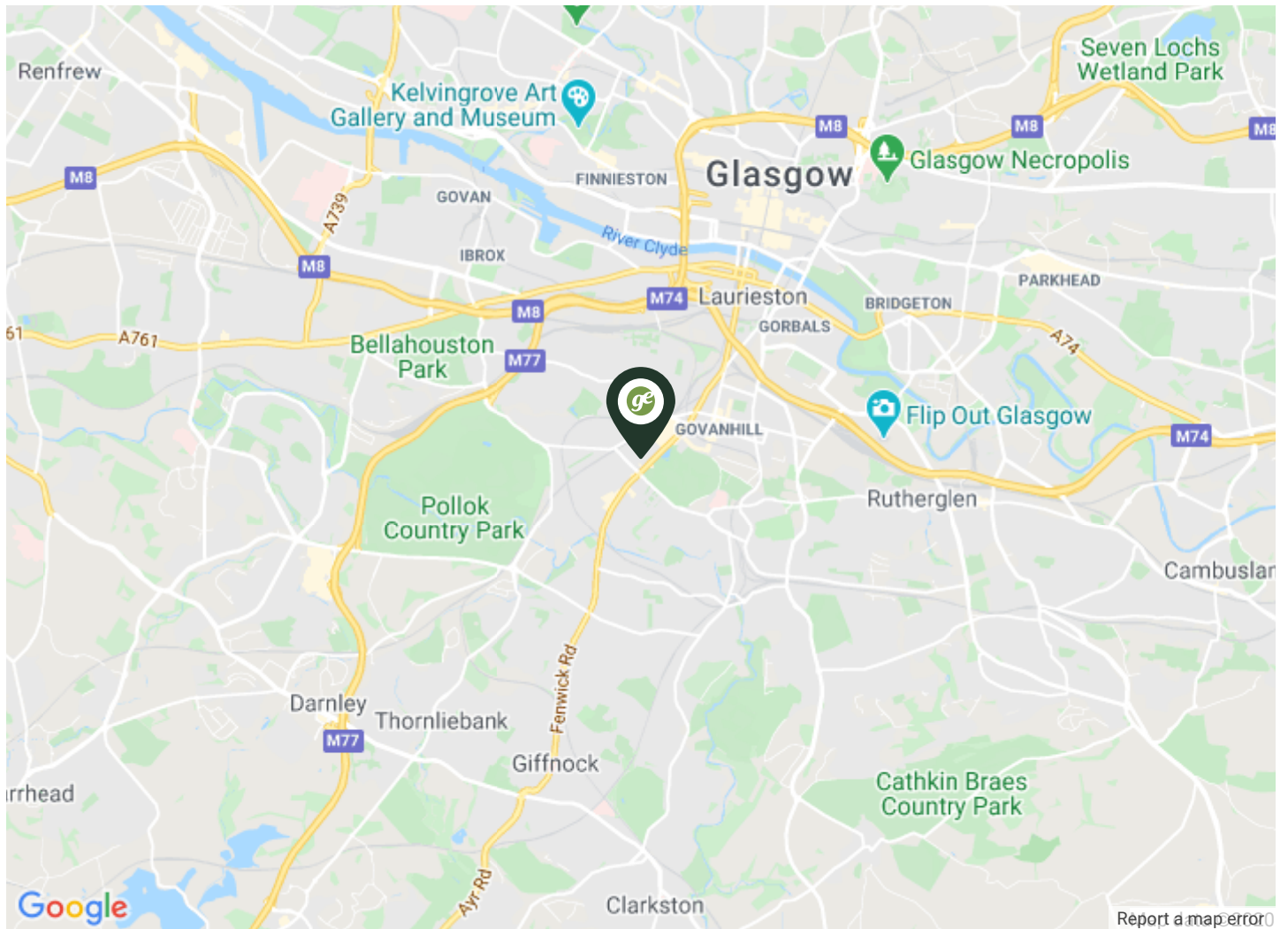
Property Size	366.13 Sq M - 366.13 Sq M	£22,000 pa
Property Size	3941 Sq Ft - 3941 Sq Ft	£22,000 pa

Tenure

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

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

1008 Pollokshaws Road, Glasgow, UK

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10/7/2020

1st Floor, 1008 Pollokshaws Road, Shawlands, Glasgow | Gerald Eve

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