

TO LET
GROUND

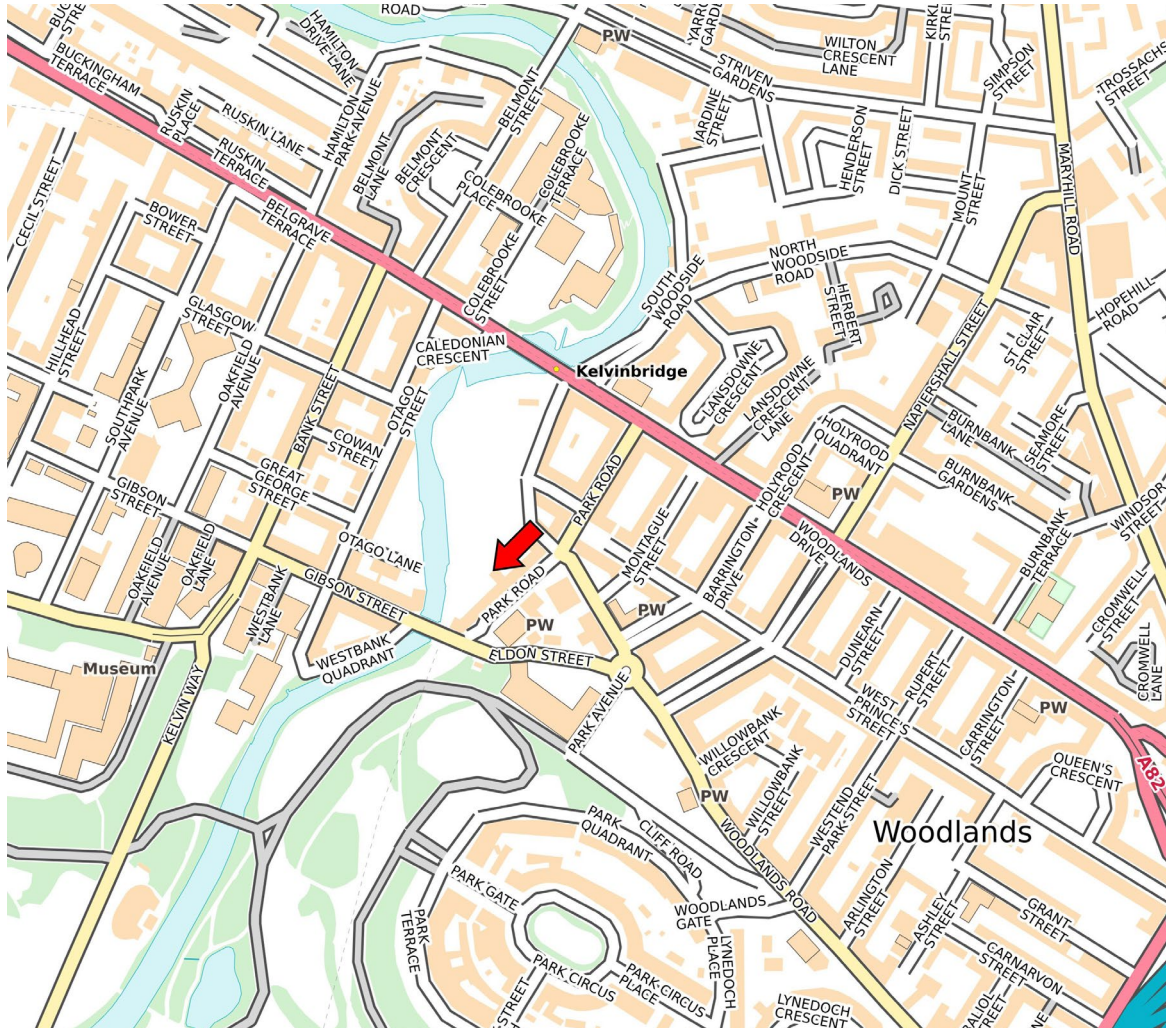


Ground at Kelvingrove Park,
Glasgow, G4 9HB

- Former Railway Yard
- Located within Kelvingrove Park
- New FRI lease available
- Rental offers of £20,000 per annum

LOCATION

The subjects comprise a site located within Glasgow's highly desirable West End, immediately adjacent to Kelvingrove Park and a short distance from Glasgow City Centre. The location benefits from strong pedestrian and vehicular connectivity, with excellent access to public transport services including Kelvinbridge Subway Station and numerous nearby bus routes. The surrounding area is characterised by a mix of residential neighbourhoods, educational facilities, tourist attractions and commercial occupiers, making it a well-connected and accessible location within the city



DESCRIPTION

The subjects comprise an open site occupying a prominent position within Glasgow's West End. The site offers an opportunity for a range of occupiers seeking outdoor accommodation, subject to all necessary consents. Interested parties should be aware that restrictions relating to operating hours will apply and proposed uses will require to comply with the Park's Management Rules and be aligned to the Park's Greenspace Vision. Further details can be obtained from the sole letting agents. Potential occupiers should satisfy themselves as to the suitability of the site for their intended use.

SITE AREA

The subjects extend to an area of approximately 0.30 acres (0.12 hectares).

LEASE TERMS

The premises are offered on a 3-year lease, on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers of £20,000 per annum exclusive of VAT.

As part of any letting it is likely that our client will require a rental deposit. Full details are available from the letting agents.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.