








TO LET Industrial

 **593b Lawmoor Street,
Glasgow, G5 0TT**

-  **GIA - 596 sqm (6,416 sq ft)**
-  **Prominent location**
-  **Close to M74 motorway**
-  **High spec. office content**
-  **3.6m eaves height**
-  **Secure yard**

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PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

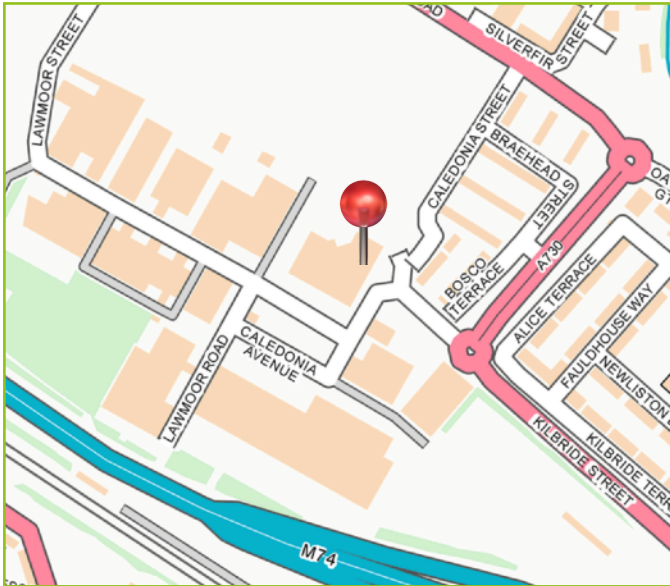
0141 291 5786



Location

Glasgow is Scotland's largest city and is situated on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The subject property is situated on the east side of Lawmoor Street on the eastern side of the well-established Dixon Blazes Industrial Estate located 1 mile south-east of Glasgow City Centre. The M74 extension passes close to the property with the Polmadie Road junction being the main entry / exit into the estate. Crosshill Railway Station and Queens Park Railway Station are also both within close proximity. Occupiers on the estate include Bellegrove Ceramics, Matthew Clark, Matthew Algie and Bella & Bain.



Description

The property comprises an industrial unit within a larger distribution warehouse of steel frame construction with masonry walls under a series of pitched roofs. The warehouse sits within an extensive yard secured by palisade fencing.

The unit benefits from a dock loading bay plus ramp. Access is provided via a steel framed roller shutter door. The floor is concrete and artificial lighting is provided via LED lights. The unit has an extensive office content which is of high standard and incorporates welfare facilities. The internal eaves height rises from 3.6 metres at the haunch to 4 metres. There is ample yard space to the front of the unit which also provides for car parking.

Accommodation

The property provides the following accommodation and approximate internal floor areas;

Floor	Accommodation	GROSS INTERNAL AREA	
		sq m	sq ft
Ground	Warehouse	308	3314
Ground	Offices	288	3102
Total		596	6416

The above areas have been calculated on a Gross Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £42,000 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£37,750
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

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