

TO LET - OFFICE / INDUSTRIAL / STORAGE

33 TOWNSEND STREET

Glasgow, G4 0LA



Key Highlights

- 1,226 sq ft
- The office space comprises of 5 smaller dedicated rooms
- Dedicated parking
- Excellent M8 Motorway Access via Junctions 16 & 18
- Close proximity to Glasgow City Centre
- 1st floor office accommodation

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Description

33 Townsend Street is located within a substantial complex comprising offices, warehouse, and studio accommodation.

The available office accommodation is located on the 1st floor and comprises of 5 dedicated offices, kitchen, and WCs.

The premises are accessed from the yard area serving the complex where there is dedicated parking. Metered parking is available on Townsend Street for visitors.

5 Allocated car parking spaces are provided.



Location

The premises are located within a complex bounded by Townsend Street and Payne Street, within the Port Dundas area of Glasgow.

The property is located very close to J16 and J18 of the M8, providing immediate access to the Scottish Motorway Network. The offices overlook the Forth & Clyde Canal to the north and the M8 and Glasgow city centre to the south.

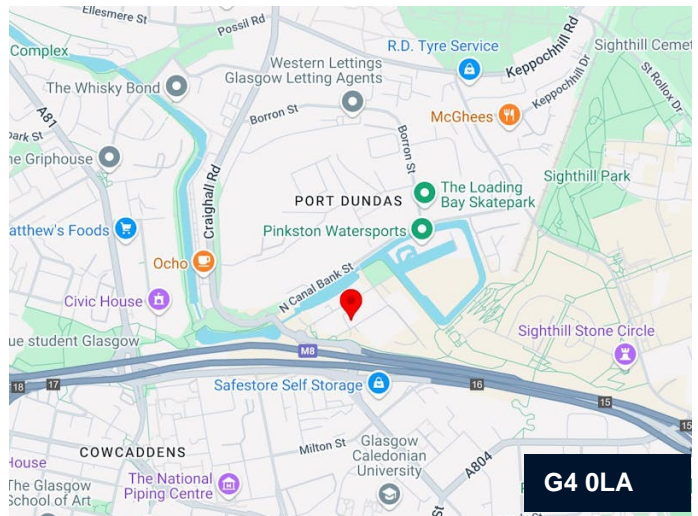
Port Dundas is an established business / industrial location and is only 0.5 miles from the city centre. The premises are therefore well placed for walking to Glasgow Queen Street and Central Train Stations, Buchanan Subway Station and Bus Station. Access to the motorway is from Craighall Rd (A879).



Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Availability
Unit - Industrial Unit	1,097	£8,200 /annum with annual RPI increase	£1.95 /sq ft	£1,200 /annum	Let
1st - 1st Floor Office Suite	1,226	£12,500 /annum with annual RPI increase	£3.91 /sq ft	£1,200 /annum	Available
Total	2,323				



Viewings

Strictly by appointment with Savills or our joint agent Lapsley

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