

unit 2

KINGSTON BRIDGE TRADING ESTATE ■ HOUSTON PLACE ■ GLASGOW ■ G5 8SG

CANMOOR



Prime Refurbished Trade Counter Unit 4,468 sq ft (415.1 sq m) **TO LET**

- Glasgow's prime trading estate
- Immediate access to M8, M74, M77 and Kingston Bridge
- Excellent frontage to M8 and M77

- Generous car parking
- Unrivalled trade line up
- 140,000 vehicles cross the Kingston Bridge daily

GLASGOW

unit 2

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LOCAL AMENITIES

TESCO

KFC



Travelodge



GREGGS



M&S
EST. 1884




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SPECIFICATION

- 

1 LEVEL ACCESS
DOOR
- 

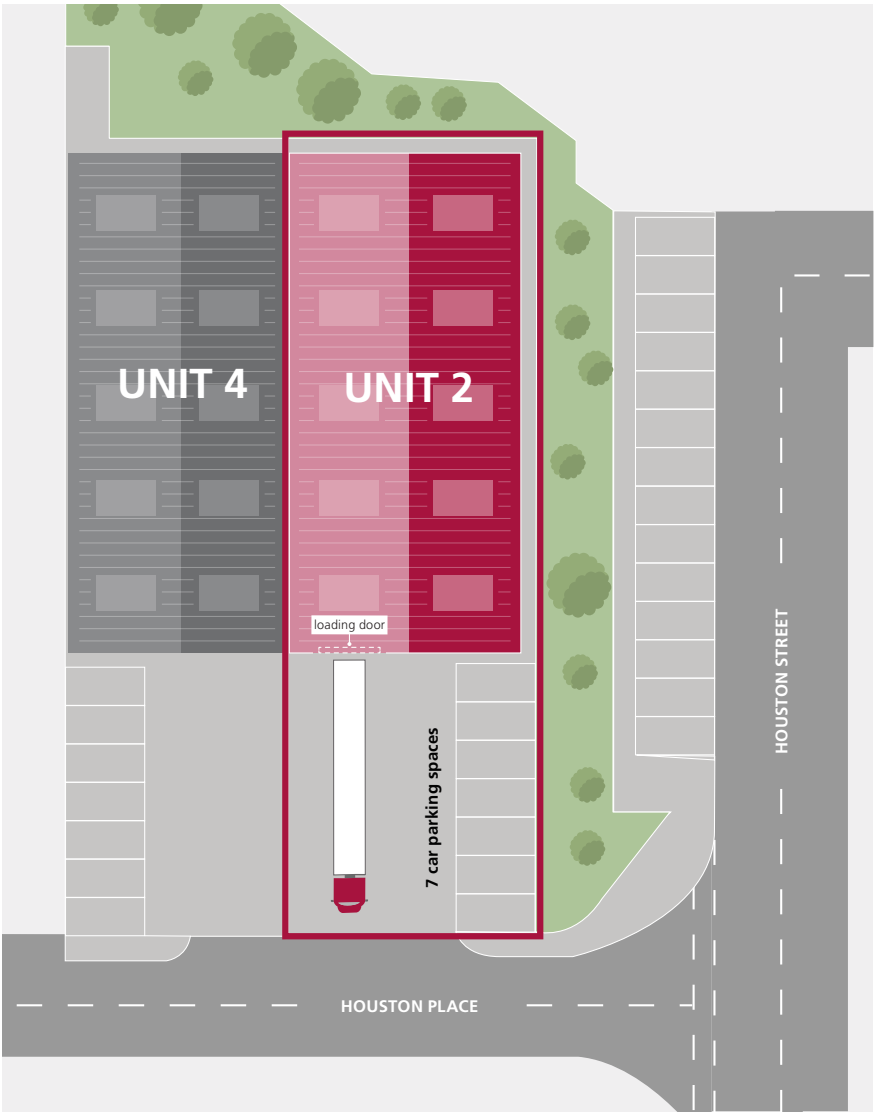
UP TO 7 CAR
PARKING SPACES
- 

6.56M EAVES
HEIGHT
- 

50KN/M2 FLOOR
LOADING
- 

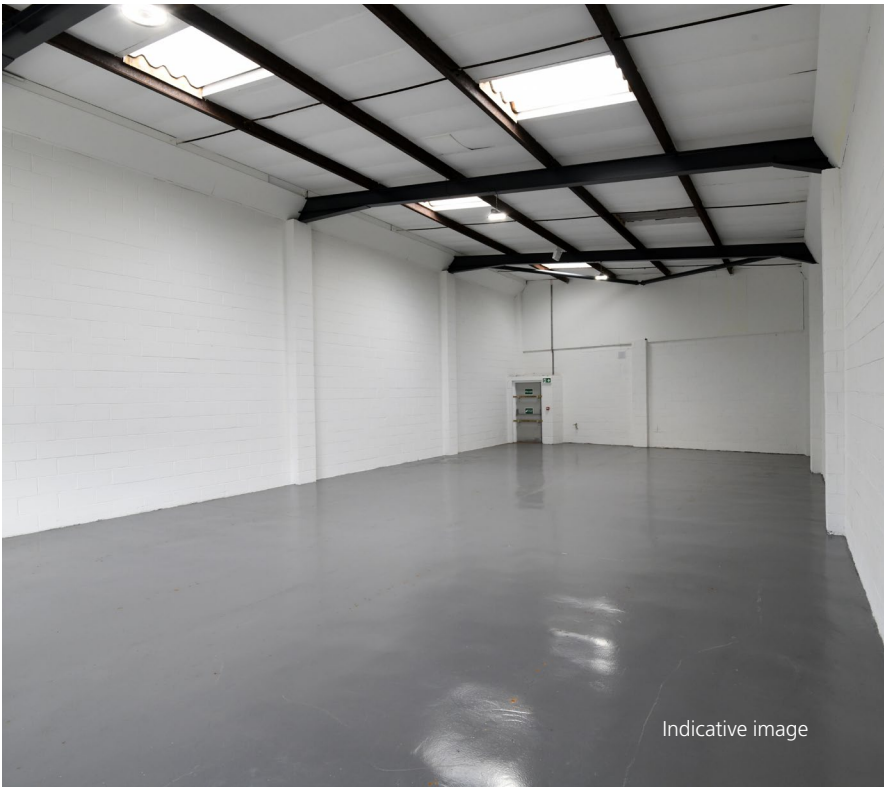
X KVA
POWER
- 

EPC
A14



ACCOMMODATION (GEA)

UNIT	SQ FT	SQ M
2	4,468	415.1



Indicative image

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LOCATION

Situated less than 1 mile from Glasgow City Centre, Kingston Bridge Trading Estate provides a highly prominent position near to Kingston Bridge itself, which has on average 140,000 vehicles crossing daily. The Trading Estate benefits from immediate access to the M8, M74 and M77 and is accessed via Paisley Road (A8).

The estate is located opposite The Quay, Glasgow's premier leisure park where amenities include Burger King, Nandos and Costa. Greggs and Tesco Express are both within a 3 minute walk of the estate on Paisley Road. Numerous public transport options are available within close proximity.

DESCRIPTION

The premises comprise a fully refurbished end-terraced trade counter unit with ancillary office, WC and dedicated parking and yard. The property benefits from direct visibility to the motorway off-ramp which passes directly behind, affording fantastic customer-facing branding opportunities. Furthermore, this long-established premier trading estate provides a prospective tenant the option to trade alongside an unrivalled line-up of national operators unmatched elsewhere in the West of Scotland.

ROAD

M8 J20 / 21	0.25 miles	2 mins
M74	0.5 miles	4 mins

TOWNS/CITIES

Glasgow City Centre	0.9 miles	6 mins
Edinburgh	51 miles	1 hour

AIRPORT

Glasgow Airport	7 miles	11 mins
Edinburgh Airport	41.3 miles	44 mins

Source: Google Maps

BUSINESS RATES

Rateable value of £41,250.



FURTHER INFORMATION

For further information, terms and to arrange a viewing, please contact:

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