

1A ST MARNOCK STREET

Glasgow, G40 2TU


McEwan Fraser Legal
Solicitors & Estate Agents





THE LOCATION

Set centrally within the bustling East End of Glasgow it is surrounded by a vibrant local Commercial and Retail sector that has stood the test of time for over 150 years and is renowned for trade and commerce of all types. For access further afield It is only 10 minutes

from the city centre of Glasgow and 5 minutes from the Parkhead Forge and all the economic activity that the area is famous for and thrives upon. The location of this commercial unit could not be better placed.



COMMERCIAL UNIT

We are delighted to offer to the market this rarely available and substantial Commercial Distribution and Warehousing unit. Set centrally within the Glasgow area this unit is sure to appeal to a large number of potential commercial ventures. The

location, size, quality and layout of the commercial space on offer makes it ideal for use as a central hub for any company trading/distributing, preparing or manufacturing within the thriving Glasgow economy.





COMMERCIAL UNIT

The unit extends to circa 8400 sq feet of versatile space including:

- A large goods entrance (with roller shutter) extending to 5-metre width facilitating quick and easy access for efficient stock loading/unloading.
- Large stock holding/preparation and process area allowing minimum disruption to Just-in-time stock allocation.
- A large and versatile mezzanine level - allowing complete overview and sight of operations and further stock processing operations.
- Excellent customer facing/trading offices on the ground floor with secure areas for non-customer facing activities to be conducted.
- Staff canteen and toilet areas are also on the ground floor.





COMMERCIAL UNIT

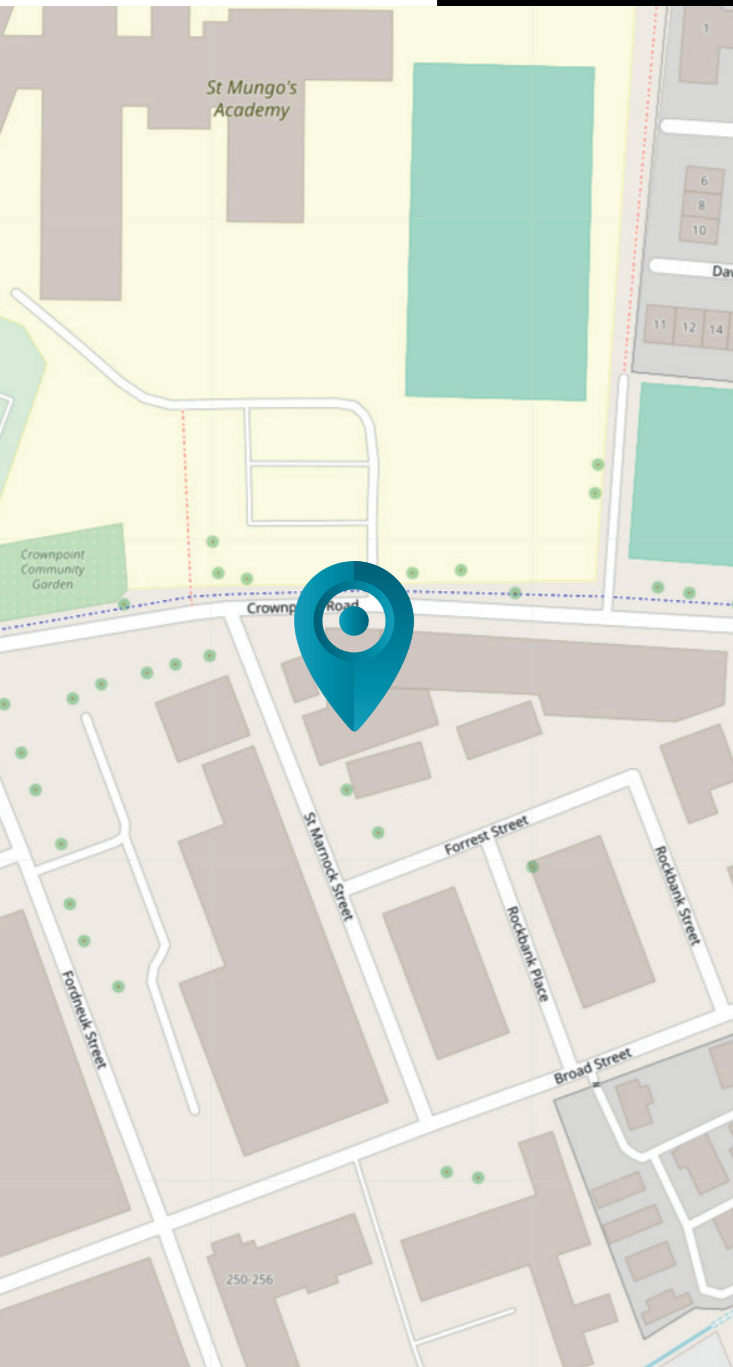
Upstairs there are three office/admin processing areas including a large board room to facilitate efficient operations and communications with team members and managers.

The rate of change of the business climate and the ever-increasing uncertainty and demands placed upon today's companies means that Location and Versatility are two key components required of

good business premises if successful operations are to be attained.

This excellent unit has them in abundance and It is clear to any CEO or Operations Director that 1A St Marnock Street, Glasgow offers a great opportunity for expansion and success in the Glasgow and central Scotland area. Early viewing is advised.





LOCATION & PLANS

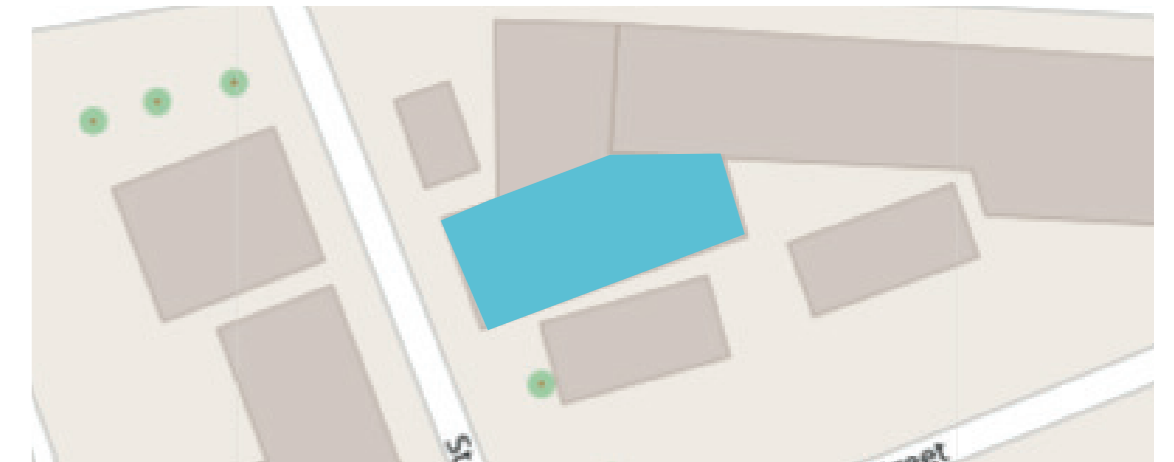
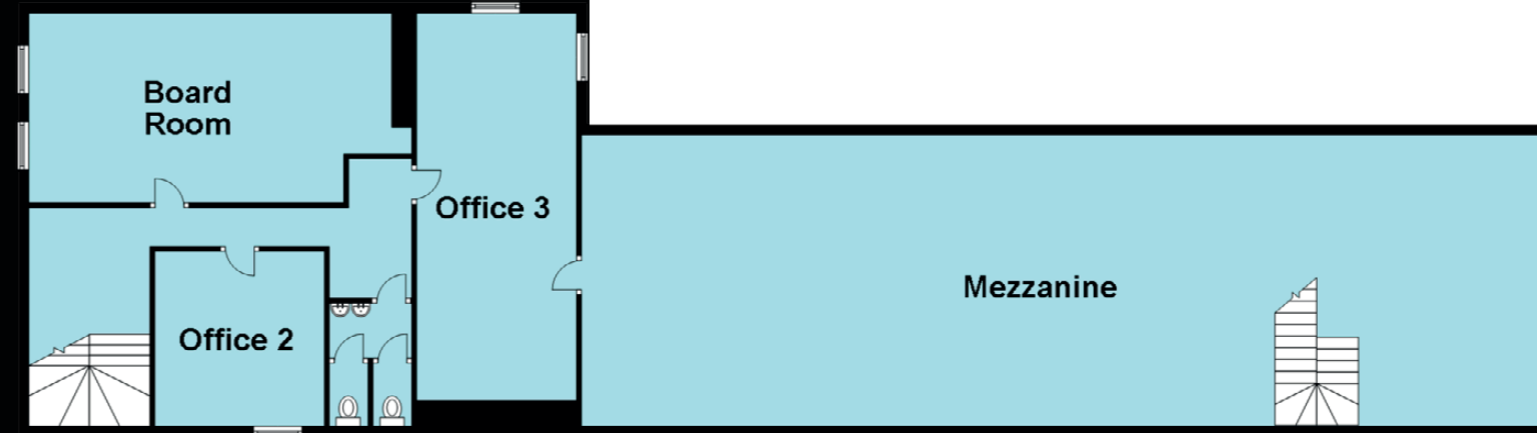
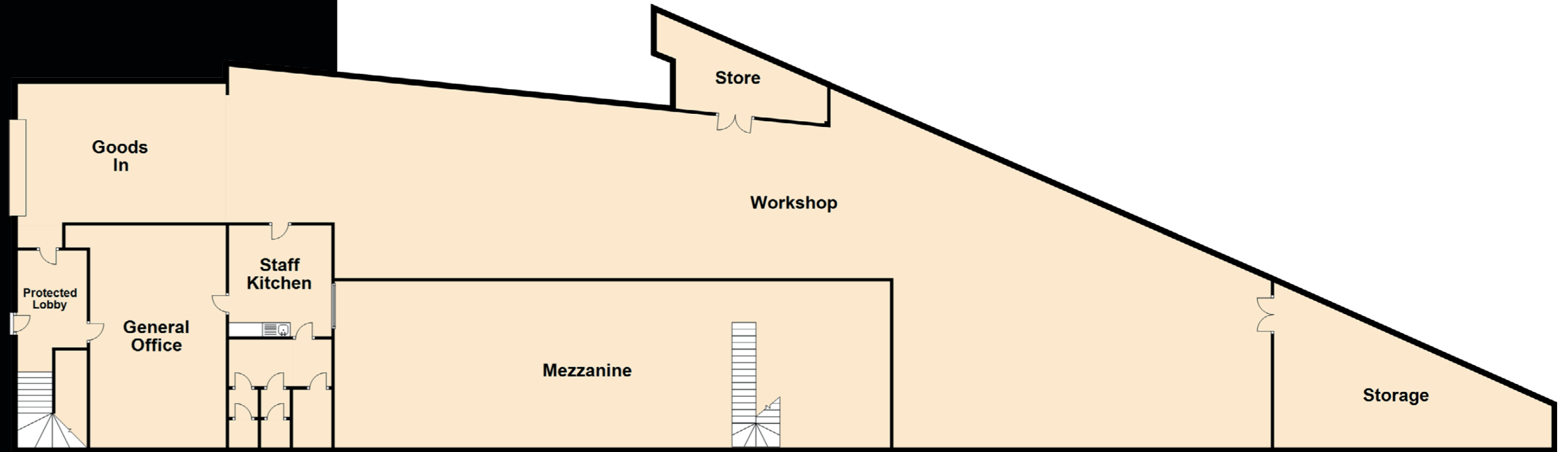
Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Protected Lobby	2.50m (8'2") x 2.10m (6'11")
General Office	8.00m (26'3") x 4.90m (16'1")
Workshop	37.50m (123'0") x 13.30m (43'8")
Goods In	7.50m (24'7") x 5.00m (16'5")
Staff Kitchen	4.00m (13'1") x 3.70m (12'2")
Store	6.50m (21'4") x 2.80m (9'2")
Storage	6.01m (19'8") x 5.96m (19'6")

FIRST FLOOR

Mezzanine	20.00m (65'7") x 6.00m (19'8")
Board Room	7.60m (24'11") x 3.90m (12'10")
Office 2	3.60m (11'10") x 3.50m (11'6")
Office 3	8.00m (26'3") x 3.80m (12'6")






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer