

Offices and Yard

251 WOODVILLE STREET, GLASGOW, G51 2RQ



A RARE OPPORTUNITY TO SECURE A
FLEXIBLE COMMERCIAL PROPERTY



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An excellent opportunity to acquire a versatile two-level mixed-use commercial property in the established Ibrox area of Glasgow, incorporating first-floor office accommodation, workshop and storage space, together with a substantial secure yard. The property was previously occupied by a local building firm and is now vacant, offering an incoming owner-occupier or commercial landlord the opportunity to adapt the premises to suit a wide variety of business requirements.

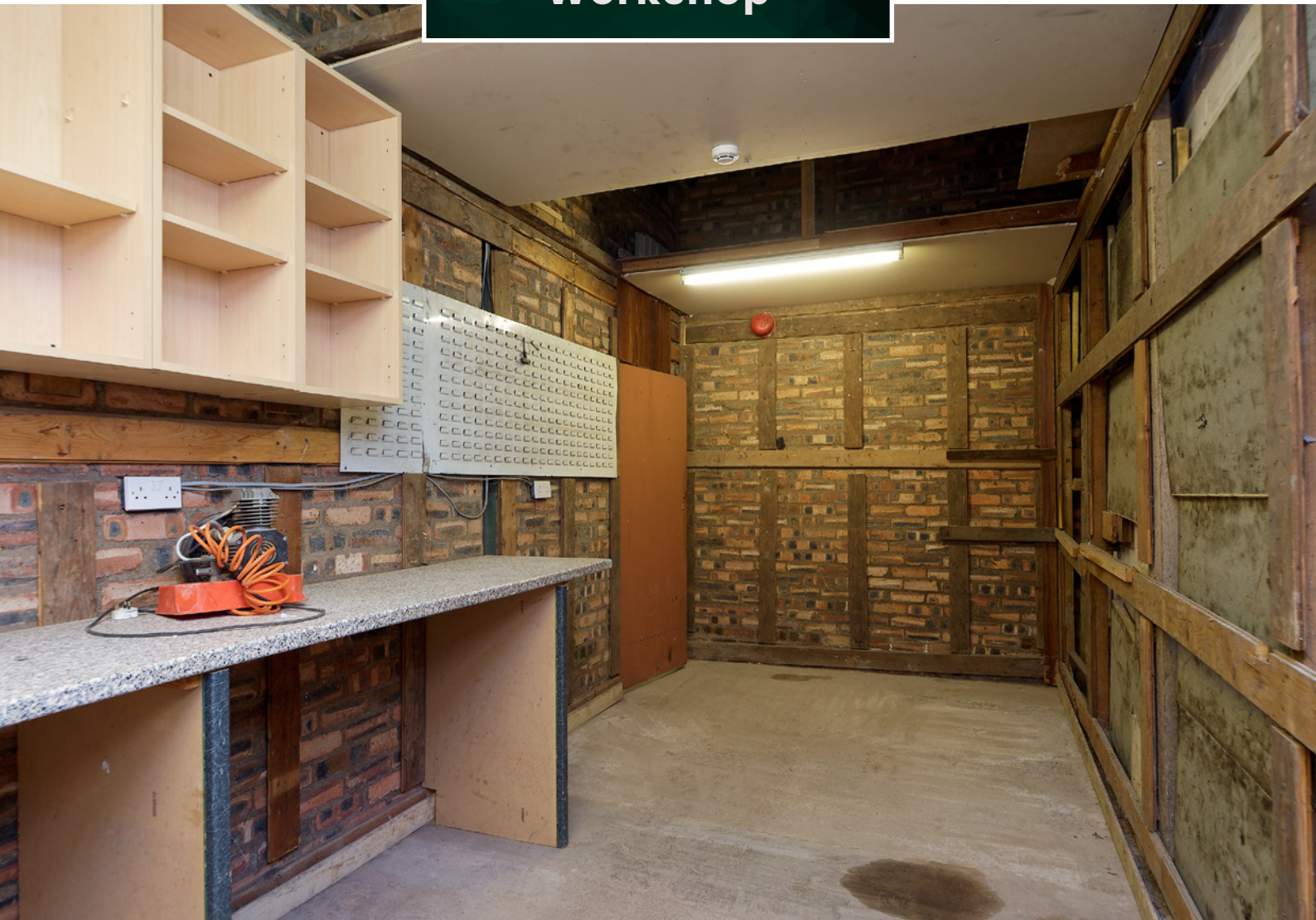
The accommodation is arranged over two levels, with well-proportioned office accommodation on the first floor and practical workshop/storage areas providing excellent flexibility at ground level. The property also benefits from a sizable enclosed and secure yard, ideal for vehicle parking, external storage, deliveries and general business operations.

The combination of office, workshop, storage and secure external space makes the property particularly suitable for construction and building companies, trades, contractors, joiners, electricians, plumbers, engineers, mechanics, storage and distribution businesses, or any company requiring a base with both administrative and operational facilities.

The Property



Workshop





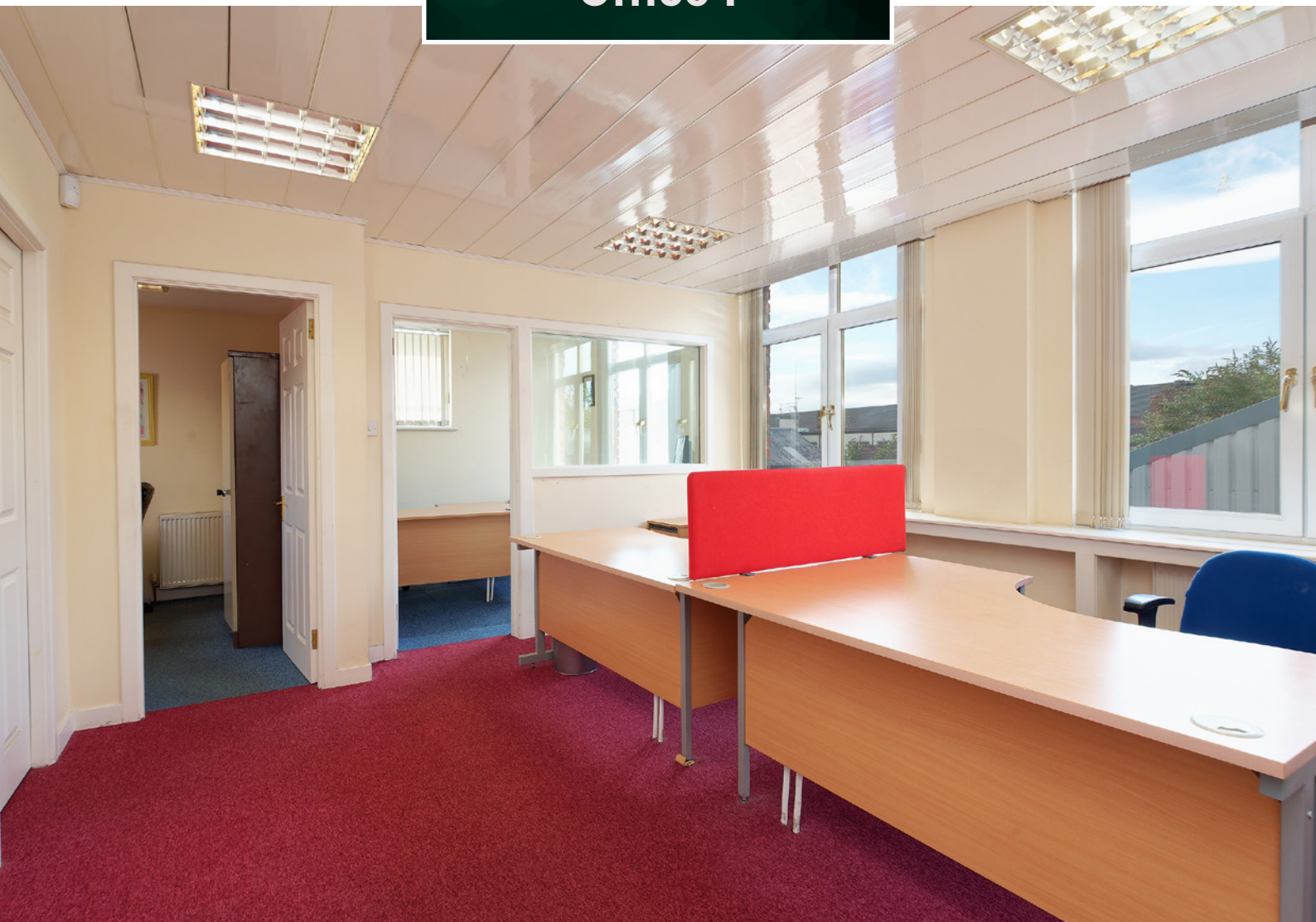
Warehouse







Office 1





Office 2&3



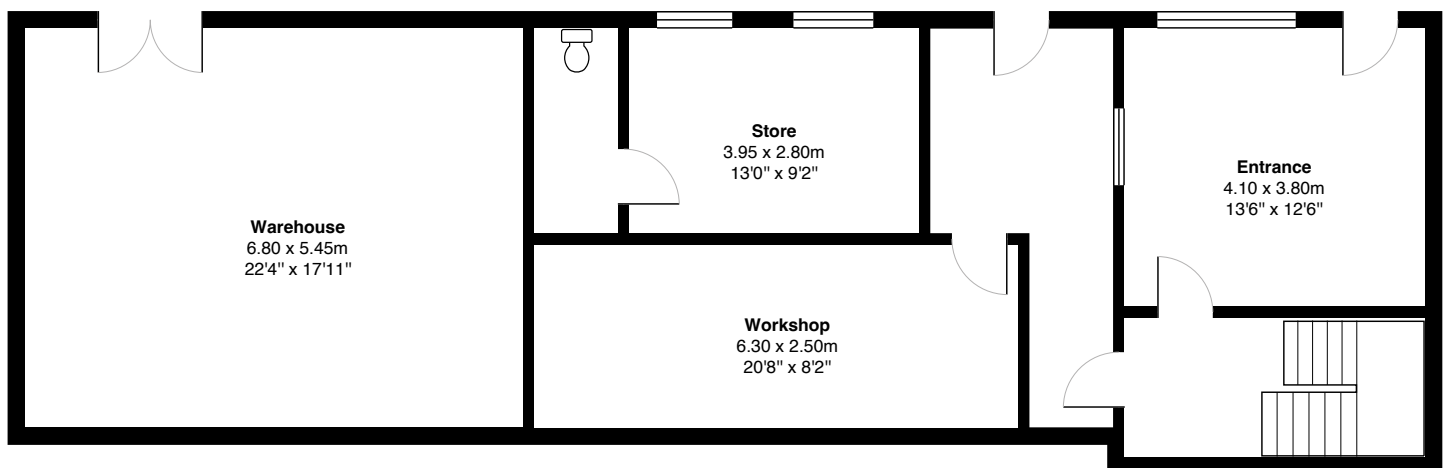
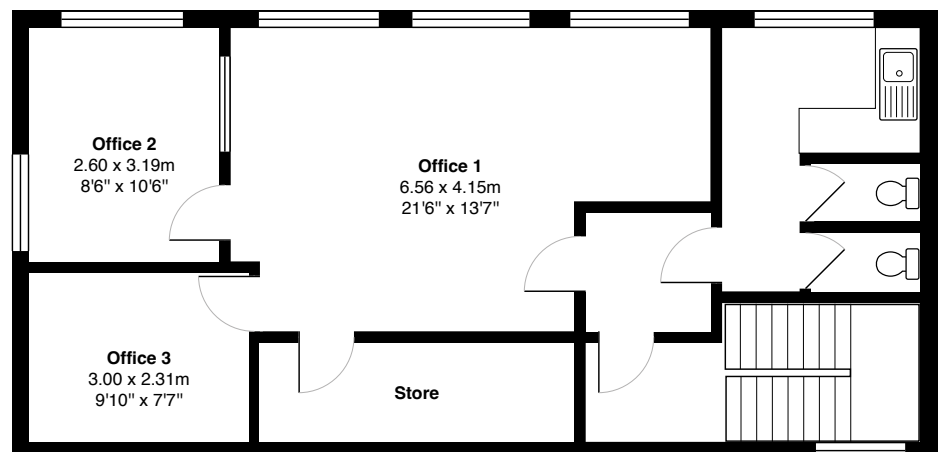




The property could also prove attractive to a commercial landlord or investor, offering the potential to create a flexible rental asset capable of appealing to a broad range of businesses, subject to any necessary planning and statutory consents.

PROPERTY HIGHLIGHTS

- Two-level mixed-use commercial premises
 - First-floor office accommodation
 - Ground-floor workshop and storage space
 - Substantial secure enclosed yard
 - Previously used by a local building firm
 - Currently vacant and available for immediate occupation
 - Excellent flexibility for a variety of commercial uses
 - Suitable for owner-occupiers, businesses or commercial investors
 - Established Ibrox location with convenient access to Glasgow and surrounding areas
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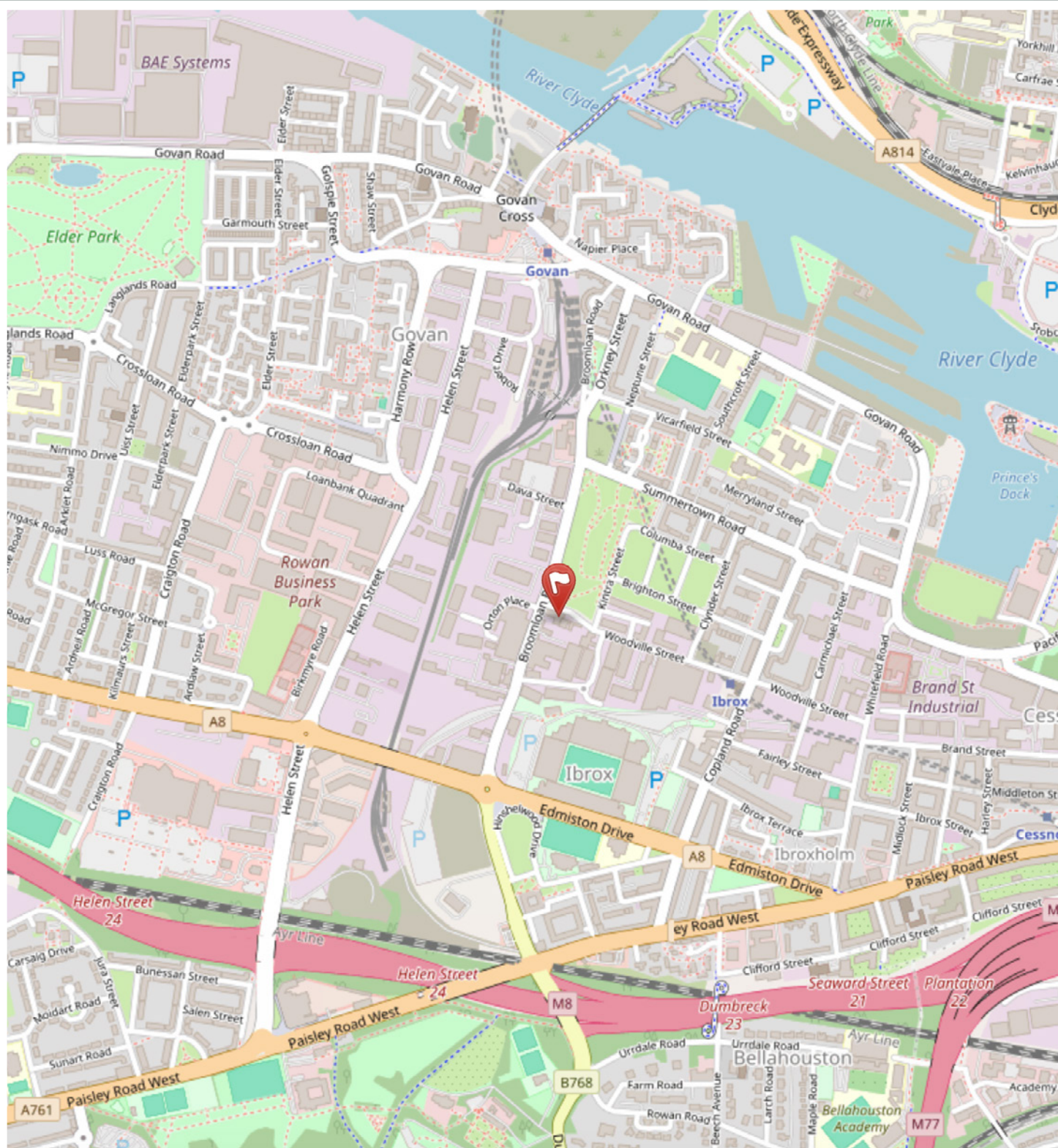


The property is situated on Woodville Street in Ibrox, Glasgow, an established and well-connected commercial and residential location to the south-west of Glasgow city centre. A major benefit of the property is its excellent public transport connectivity, with Ibrox Subway Station located on the same street, providing direct and convenient access to Glasgow city centre and the wider Subway network.

The nearby Cessnock and Kinning Park areas also provide a range of local amenities and transport links. The location is particularly well suited to businesses requiring easy access for staff, customers and contractors, with excellent connections to Glasgow city centre and the surrounding areas.

The property also benefits from convenient road access, with the M8 motorway network and Glasgow's main arterial routes readily accessible, providing links throughout Glasgow and beyond. Woodville Street offers an attractive combination of accessibility, established commercial surroundings and excellent public transport links, with the Subway station effectively on the doorstep.

The Location



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Part
Exchange
Available



Text and description
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Photographer



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