



Modern Industrial Units
with Yard Space available from
1,122sqm (12,070sqft) to 5,357sqm (57,615sqft)

To Let

137 Shawbridge Street,
Pollokshaws, Glasgow

- SUITABLE FOR WAREHOUSE STORAGE,
DISTRIBUTION AND TRADE USES
- CENTRAL LOCATION IN CLOSE PROXIMITY
TO M77 MOTORWAY
- AVAILABLE ON A SHORT OR LONG TERM BASIS



0141 404 1144
www.ascproperty.com

LOCATION

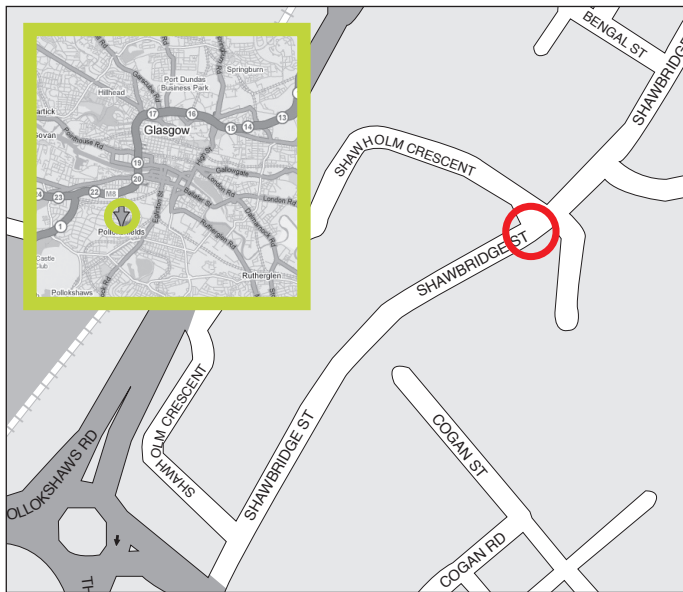
The property is situated on the east side of Shawbridge Street, which runs south to Nether Auldhouse Road and is immediately to the south of the junction with Riverbank Road.

The property is situated within an existing and predominately industrial area, although immediately to the south there is a major retail park. The immediate surrounding occupiers include William Morton Wines, Lidl, and Comet.

DESCRIPTION

The property comprises part of a former packaging complex. The building is of steel portal frame construction with the roof being supported by lattice trusses. Floors are solid concrete and the walls are mainly constructed of brickwork.

The property has two vehicular access points to the front of the property and the warehouse itself is formed into four main areas, although further sub division may be possible. The eaves height is approximately 4m. There is also a large area currently fitted out as offices.



PLANNING

The property is suitable for any use classified as general industrial, but enquiries should be made separately with the local planning authority for any other specific uses.

ACCOMMODATION

The premises have the following approximate gross internal floor area.

Entrance/Reception	42sqm	450 sqft
Offices	479.70sqm	5160 sqft
Warehouse 1	80sqm	840sqft
Warehouse 2	1,122sqm	12,070sqft
Warehouse 3	2,738sqm	29,465sqft
Warehouse 4	895sqm	9,630sqft
Total	5,357sqm	(57,615sqft)

LEASE TERMS

The property is available for lease on a short or long term basis at a rental to be agreed. Further details on application.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the letting agents:



ASC Asset Management
 58 Beardmore Way
 GLASGOW G81 4HT
 Tel. 0141 404 1144
www.ascproperty.com
enquiries@ascproperty.com

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