



Self Contained Workshop & 1st Floor Office

33 Townsend Street, Glasgow, Port Dundas G4 0LF

- **Excellent edge of city centre location**
- **Immediate access to the M8 motorway via Junctions 16 and 18**
- **Designated car park on site**
- **10 mins walk to City Centre and Train Stations**
- **Major regeneration locally**
- **Capable of being let separately**

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). There is designated car parking within the complex.

Surrounding occupiers include Woolfson Brands, Freyssinet UK, Push Point, ISS, Pinkston Water Sports Centre and Wolseley and Russell Transport.

Closeby there are two major regeneration projects underway, the former Diagio site at Dundas Hill and Sighthill, comprising residential, student housing, retail, commercial and community space.



Description

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

The office and Industrial unit accommodation are connected and can be leased together or separate. The available office accommodation is located on the 1st floor and comprises 5 dedicated offices, a kitchen, and WCs.

The industrial unit is located on the ground floor of the complex and provides traditional industrial space and workshop. The unit benefits from electric roller shutter doors and eaves height of 2.98m. Tea prep area and WC is located within this unit.

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.

7 Allocated car parking spaces are provided.

Floor Areas

Ground Floor Workshop:	1,097 sq ft (101.95 sq m)
1st Floor Office:	1,226 sq ft (113.94 sq m)

Rent / Terms

Ground Floor Workshop:	£8,200 pa
1st Floor Office:	£12,500 pa

Business Rates

Ground Floor:	£8,200
1st Floor:	£9,900

This premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further information contact the Finance Department Glasgow City Council.

Service Charge

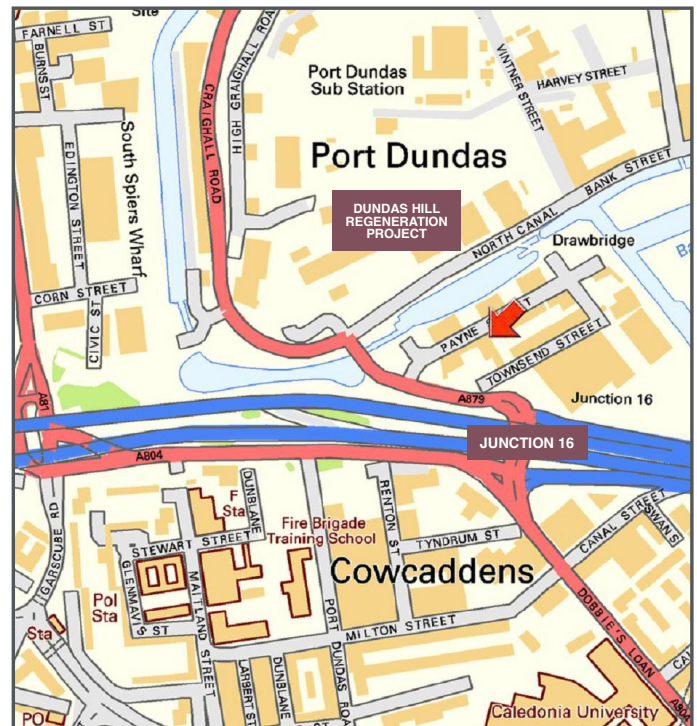
A modest service charge of c. £1,200 per annum per floor is applicable for the provision of common services within the complex.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.



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Date of Entry

By arrangement.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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