

TO LET OFFICE/STORE

2 KINGS PARK ROAD
MOUNT FLORIDA
GLASGOW
G42

DESCRIPTION

The subjects comprise a mid terrace storage/office unit forming part of larger single storey commercial premises.

The net internal floor area extends to some 465 sq ft approximately.

LOCATION

The property is situated on the west most side of Kings Park close to the intersection with Cathcart Road and Cordiner Street all as shown on the attached Ordnance Survey extract.



RENT

£85 per week exclusive of rates.

LEASE TERMS

A new agreement is available for a negotiable term (minimum 12 months) on internal repairing and insuring terms.

RATES

The subjects are not separately assessed.

The liability for rates will therefore be apportioned on a pro rata basis.

Further details on request.

LEGAL COSTS

In the usual way the incoming tenant will be liable for our Clients reasonably incurred legal fees together with stamp duty land tax, outlays and VAT thereon.

MISCELLANEOUS

Our Clients will **not** consider offers containing conditions involving change of use.

The subjects are to be let as seen for storage/office use.

Some works will be required to render the property as self contained.

VIEWING/FURTHER INFORMATION

Strictly by appointment through Freeman Macleod on 0141-353-3502.

info@freemanmacleod.com



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updated:

IMPORTANT NOTICE

Freeman Macleod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
 - (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - (3) No person in the employment of Freeman Macleod has any authority to make or give any representation or warranty whatever in relation to this property.
 - (4) All prices, premiums and rents quoted are exclusive of VAT.
 - (5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.
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