



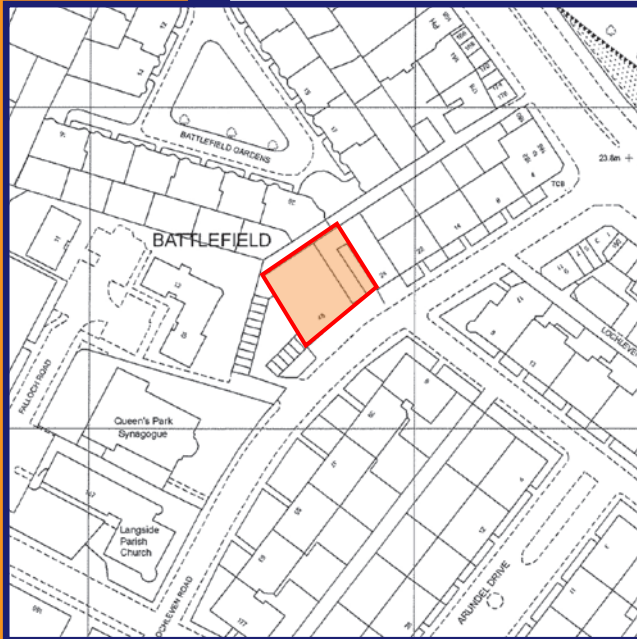
**48, 48A & 48B LOCHLEVEN ROAD,
BATTLEFIELD, GLASGOW**

- Total combined Gross Internal Area:
593.15 sq m (6,385 sq ft)
- Attractive location in Glasgow's south side.
- On street car parking.
- May be let separately - units from 1,395 sq ft
- Total combined asking rental:
Offers over £27,500 per annum

Tel: 0141 229 6020

Atlantic House, 45 Hope Street, Glasgow, G2 6AE

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LOCATION

The subjects are situated on the west side of Lochleven Road close to its junction with Battlefield Road in the heart of Glasgow's south side approximately 3.5 kilometres to the south of the City Centre.

Battlefield is primarily a residential area typified by high density traditional tenement dwellings.

The site is in very close proximity to Battlefield Road which provides the main local retail/commercial offering for the area. The location is well situated for communications to the south side of Glasgow and the M77 – providing access to the national motorway network.

Langside College and the new Victoria Infirmary are situated in close proximity to the site.

The street plan opposite shows the approximate location of the subjects for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise three adjacent and part interconnecting single storey workshop/industrial units. The properties are a mixture of blockwork and timber construction and have roofs over clad with corrugated cladding. The walls to 48 and 48A are over clad with corrugated iron cladding whilst 48B has been over clad with timber.

Specifically, we would comment as follows:

48 Lochleven Road (middle unit - primarily office use)

The subjects have a timber frame and glazed door/access panel and a large display window fitted to the frontage. A reception/waiting area has been formed to the front of the unit internally which has been converted to provide primarily office accommodation. The offices are a mix of open plan cellular formation. Carpeting and a suspended acoustic tiled ceiling has been fitted.

A gas fired wet central heating system incorporating wall mounted radiators has been fitted throughout.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

Gross Internal Area: 204.56 sq m (2,202 sq ft)

48B Lochleven Road (right hand side unit - facing elevation)

This unit interconnects with no. 48 Lochleven Road and provides primarily storage accommodation.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

Gross Internal Area: 129.59 sq m (1,395 sq ft)

48A Lochleven Road (left hand side unit - facing elevation)

This unit is adjacent to no. 48 Lochleven Road and provides primarily basic storage accommodation.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

Gross Internal Area: 259.00 sq m (2,788 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

48 Lochleven Road	Rateable Value:	£5,800
48A Lochleven Road	Rateable Value:	£4,400
48B Lochleven Road	Rateable Value:	£2,800

LEASE/SALE TERMS

We are seeking to lease the subjects (combined or individually) on the basis on leases on standard commercial terms.

We are seeking rental offers in excess of the following figures -

48 Lochleven Road
Offers over £12,000 per annum

48A Lochleven Road
Offers over £10,000 per annum

48B Lochleven Road
Offers over £5,500 per annum

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Allison & Lightbody

Chartered Surveyors
45 Hope Street
Glasgow, G2 6AE

Tel: 0141 229 6020

Fax: 0141 229 6025

Email: info@alwsurveyors.co.uk

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