

For Sale

## Prime Residential Development Opportunity

69 Springkell Avenue, Glasgow, G41 4NU



### Summary

- ❑ 0.459 Ha (1.13 Acres)
- ❑ Affluent Residential Area
- ❑ Situated a short distance from Maxwell Park Railway Station
- ❑ Hutchesons' Grammar School and Craigholme School located nearby.

**69 Springkell Avenue**



## LOCATION

The subjects are located approximately one mile to the south of Glasgow city centre in Maxwell Park, an affluent residential suburb of Glasgow, at the junction of Springkell Avenue and Springkell Gardens.

Maxwell Park Railway Station is situated nearby as is Hutchesons' Grammar School and Craigholme School.

The aerial photographs show the exact location of the site. Please note that these overviews do not reflect the exact title plan.

## DESCRIPTION

The premises occupy a regularly shaped site extending to approximately 1.13 acres and comprise a modern two storey warehouse building of steel portal frame construction with associated office space providing the following accommodation:

Warehouse	2,137.99 sq m	23,014 sq ft
Mezzanine	994.41 sq m	10,704 sq ft
Ground Fl office	352.18 sq m	3,791 sq ft
First Fl office	358.97 sq m	3,864 sq ft

There is on site parking at the front and rear.



## PLANNING

The premises are currently used as a warehouse with associated office accommodation.

Glasgow City Council's local development plan zones the site "Residential and Supporting Uses". Enquires should be directed to Glasgow City Planning Department on 0141 287 2000.

## PURCHASE TERMS

Offers are invited for our client's Heritable Interest in the site, exclusive of VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any LBBT, VAT or registration dues incurred thereon.

## FURTHER INFORMATION

David Thorburn

DD : 0141 225 7575

[david@reithlambert.co.uk](mailto:david@reithlambert.co.uk)

