

DTZ

For Sale/ To Let

Standalone Office Building/ Development Opportunity



Edmiston House

100 Edmiston Drive, Ibrox
Glasgow G51 2YX

- 30,000 sq ft (2,787 sq m)
- 94 car parking spaces
- Floor plates c.10,000 sq ft
- Excellent transport links & connectivity

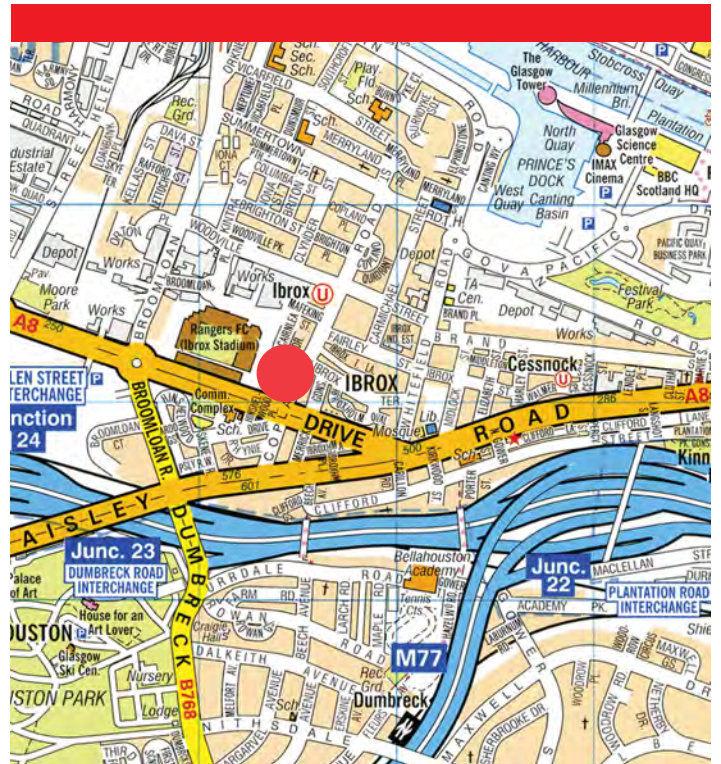
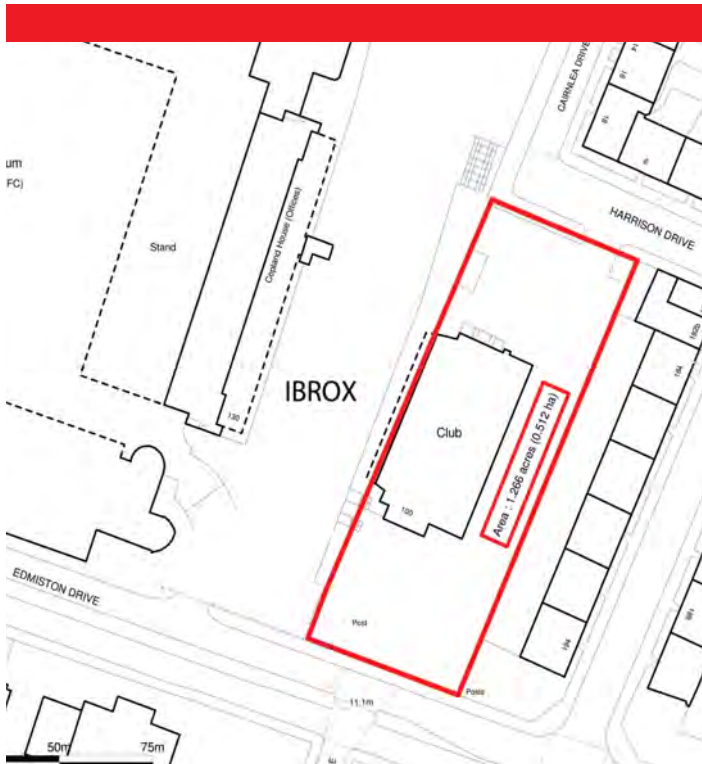
DTZ
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Glasgow
G2 5QD
www.dtz.com

Tel: +44 (0)141 304 3232

Edmiston House

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Glasgow G51 2YX



Note: Plans not to scale

Location

The building occupies a prominent position on Edmiston Drive in the south side of Glasgow, and is accessed via Harrison Drive, to the north. The building is well serviced by public transport links with Cessnock and Ibrox Subway Stations nearby plus in close proximity to Paisley Road West, the main arterial bus route linking the city centre with Greater Glasgow. Junction 23 of the M8 Motorway is just a few 100 metres away.

Specification

- Suspended ceilings throughout
- Air conditioning / Comfort cooling
- Perimeter trunking
- Canteen facility
- CCTV system
- Dedicated reception area
- Existing fit-out available

Description

Edmiston House comprises a three storey building, converted into offices in the early 1990's it is currently owned and partially occupied by Response, who have the flexibility to provide vacant possession in order to facilitate a sale or letting.

The building is situated within a secure fenced site of circa 1.2 acres with 94 car parking spaces, which could lend itself to a wholesale redevelopment.

Planning

Individual enquiries should be made to the local planning authority, however we understand a number of alternative commercial uses may be supported such as hotel, restaurant, drive-thru, neighbourhood retail and residential, subject to the necessary consents.

Schedule of Areas (Approx.)

Floor	Sq Ft	Sq M
2nd	10,600	984.77
1st	9,700	901.16
Ground	9,700	901.16
TOTAL	30,000	2,787

Tenure

The building and surrounding site is available for sale or to lease.

Further Information

For viewing and further information contact the sole letting agents;

DTZ

199 St Vincent Street
Glasgow,
G2 5QD

Tel: 0141 304 3232



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