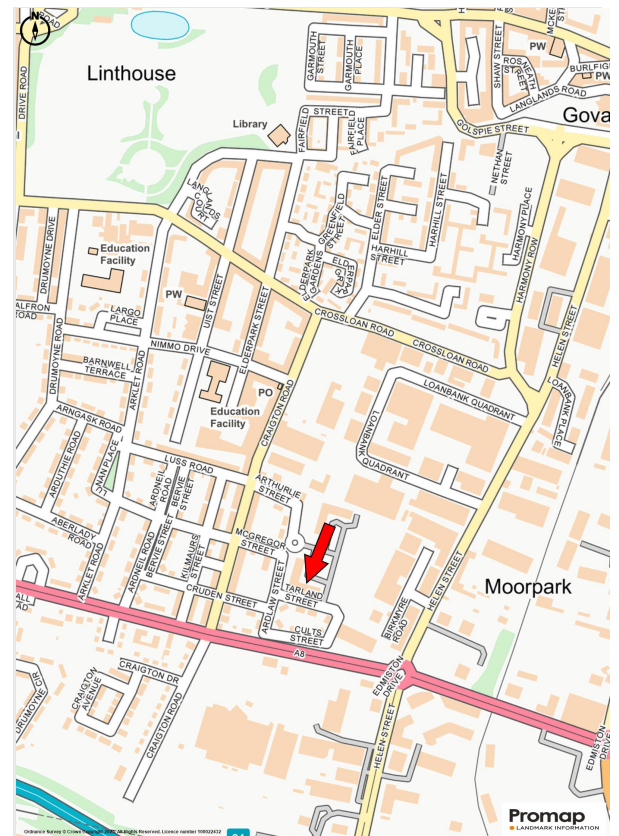




Rowan Business Park, Glasgow, G51 3RR

- Fitted childcare facility
- Business Park location
- Extensive recent fit-out
- Substantial local catchment population
- Flexible lease terms





LOCATION

Glasgow is Scotland's largest city, with a population in excess of 600,000. The city has excellent links to various transport infrastructure, with motorway, mainline train stations, underground and an extensive bus network.

The property is located within Rowan Park, in the Govan area of Glasgow, approximately 4 miles south west of the city centre.

The business park is situated some 2mins drive from J24 of the M8, and a 5min drive from Govan town centre, where a bus terminus and underground station provide links to the rest of the city.

DESCRIPTION

Rowan Business Park comprises two purpose built detached two-storey modern office pavilions, within a gated site with substantial parking facilities.

The subjects comprise part of the ground floor of one office pavilion. The property has a dedicated and secure access point, along with substantial external areas. Internally the facility is laid out to provide a mix of open plan play zones; childrens wc's; laundry room; kitchen along with separate staff room/kitchen and wc facilities.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition) we calculate the premises have the following floor areas:

Gross Internal Area:
510.95sqm (5,500sqft)

TERMS

The property is offered on a new lease of flexible length, and full details on the quoting rent are available from the letting agents.

RATING

The subjects are entered on the Scottish Assessors website as having the following rating assessment.

Rateable Value: £62,262

The current UBR for this property is £0.511.

LEGAL COSTS

Each party will bear their own legal costs in any transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC report is available for inspection.

VIEWING & FURTHER INFORMATION

To arrange a viewing of the subjects, or for additional information please contact the agents.

To arrange a viewing please contact:



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Commercial Agent
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