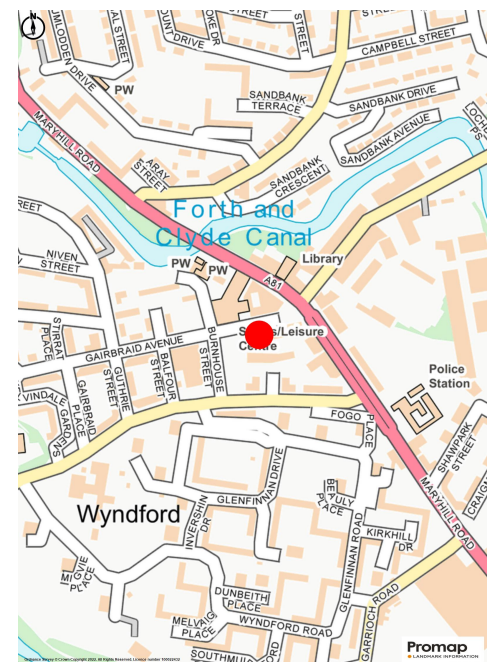




## 1 Gairbraid Avenue, Glasgow, G20 8YA

- Substantial ground floor office premises
- Prominent location adjacent to Maryhill Road
- Extends to 963.07 sq. m. (10,367 sq. ft.)
- 30 dedicated car parking spaces
- New FRI lease available



## LOCATION

The subjects are situated on the south side of Gairbraid Avenue east of its junction with Burnhouse Street. The adjacent Maryhill Road is a main arterial route that runs northwest from the city centre. There are various bus routes that run along Maryhill Road and Maryhill train station is approximately 5 mins walking distance from the subjects. The surrounding area is a mix of commercial and residential with nearby occupiers of note include Glasgow Club Maryhill and Royal Mail. JD Gyms, Tesco and McDonalds are within short walking distance of the subjects.

## DESCRIPTION

The subjects comprise a substantial ground floor office suite within a larger three storey modern office building. The subjects benefit from open plan office space, cellular offices, meeting rooms, consultation rooms, staff canteen/ tea prep and WC facilities. The property is accessed via a door entry control system leading to the large reception/ waiting area and reception desk. The property benefits from 30 dedicated car parking spaces.

## ACCOMMODATION

We calculate the following approximate Net Internal Area:

963.07 sq.m. (10,367 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

On application. Please contact us for an Offer to Let form. As part of any letting an advance rental payment will be required. Please contact the sole letting agents for more information.



## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £97,000.

The poundage rates for 2023/2024 is £0.498 in the pound.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing contact:



Terry McFarlane  
Senior Surveyor  
terry.mcfarlane@g-s.co.uk  
0141 332 1194



Emma Smith  
Agent  
emma.smith@g-s.co.uk  
0141 332 1194

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2022