

# Ryden

## TO LET

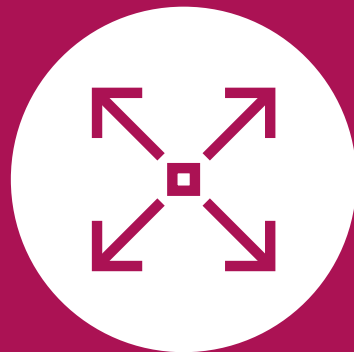
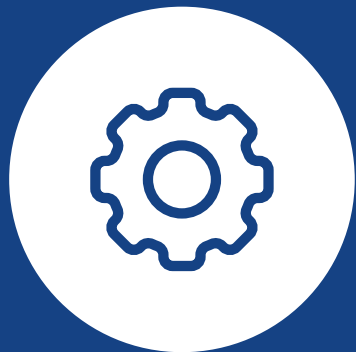
**SELF-CONTAINED OFFICE  
BUILDING**  
2,619 SQ FT



**BUILDING 3  
46 MUNRO PLACE  
GLASGOW  
G13 2UP**

**SELF-CONTAINED  
EXCELLENT NATURAL  
DAYLIGHT  
CAR PARKING AVAILABLE  
AVAILABLE FROM  
AUGUST 2024**

**FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)**



## LOCATION

The Property is located in Anniesland and only 5 miles from Glasgow City Centre. The subject is situated on Munro Place just off Great Western Road / A82.

Nearby amenities include Costa Drive Thru, McDonald's, Aldi, M&S Foodhall and The Gym Group.

## DESCRIPTION

The property provides self contained accommodation with ample parking. Arranged over ground and 1st floors with excellent natural daylight the specification includes:

- Suspended ceiling with recessed lighting
- Double glazed opening windows
- Lift
- Kitchen and breakout area
- Gas Central Heating
- Signage opportunities
- Carpeted floors
- Floor boxes (in part)
- Male, female and accessible toilet
- Shower

## LEASE TERMS

For lease on Full Repairing and Insuring terms to be agreed.

## ACCOMMODATION

FIRST FLOOR	1,560 SQ FT
GROUND FLOOR	1,059 SQ FT
<b>TOTAL</b>	<b>2,619 SQ FT</b>

## ENTRY

Available from August 2024.

## EPC

Available upon request.

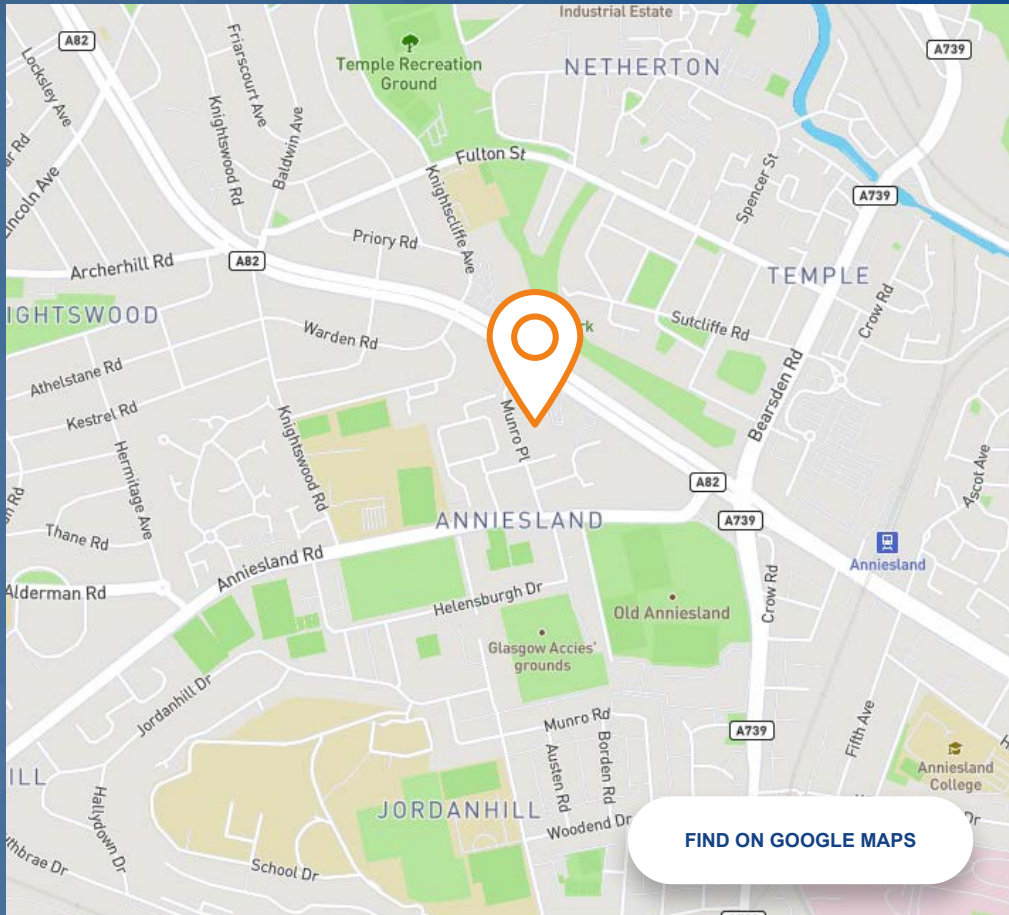
## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





# GET IN TOUCH

Please get in touch with our letting agent for more details.

## Holly Boyd

T 07884 262 217

E [holly.boyd@ryden.co.uk](mailto:holly.boyd@ryden.co.uk)

## Gillian Giles

T 07826 946 312

E [gillian.giles@ryden.co.uk](mailto:gillian.giles@ryden.co.uk)

## Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

[ryden.co.uk](http://ryden.co.uk)

# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2024**



**BUILDING 3**  
**46 MUNRO PLACE**  
**GLASGOW**  
**G13 2UP**

**TO LET**  
**SELF-**  
**CONTAINED**  
**OFFICE**  
**BUILDING**  
**2,619 SQ FT**