

# TO LET OFFICE SUITE

# Ryden



**FIRST FLOOR OFFICE SUITE  
PAVILION 7, CENTURION BUSINESS PARK  
12 SEAWARD PLACE,  
GLASGOW G41 1HH**

**1,311  
SQUARE FEET**

**121  
SQUARE METRES**

## GET IN TOUCH

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**TELEPHONE** 07384 543094

Viewing is strictly by arrangement with the sole letting agents

## GLASGOW

130 St Vincent Street  
Glasgow  
G2 5HF  
0141 204 3838



**ryden.co.uk**

## LOCATION

Centurion Business Park is situated adjacent to Junction 21 of the M8 motorway, around 1 mile to the south of Glasgow City Centre which is within a 2 minute drive.

Public transport links are exceptional, with the park being located adjacent to Shields Road Underground Station, only a few minutes train ride from Glasgow City Centre. Pollokshields East Railway Station is around 3/4 of a mile away and the location is also well served by bus routes offering regular connections into the City Centre and beyond.

## DESCRIPTION

- Suspended ceiling system with recessed lighting
- Full raised access flooring with 150mm void
- Carpet tile floor covering
- Gas central heating and double glazing
- Ability to install comfort cooling
- Tea preparation facility and dedicated male/female WCs
- Existing fit-out

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the net internal floor area of the first floor suite is 1,311 sq ft.

4 car spaces are allocated to the property.

## RENT/LEASE TERMS

The suites are available to lease by way of a new Full Repairing and Insuring lease for £20,000 per annum and for a term to be agreed.

## RATEABLE VALUE

The subjects are entered into the current Valuation Roll with the Rateable Value of £10,400.

## ENERGY PERFORMANCE CERTIFICATE

The EPC for the suite is D+.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee 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 any ingoing tenant being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as application.

## VIEWING/FURTHER INFORMATION

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April 2022

# Ryden

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