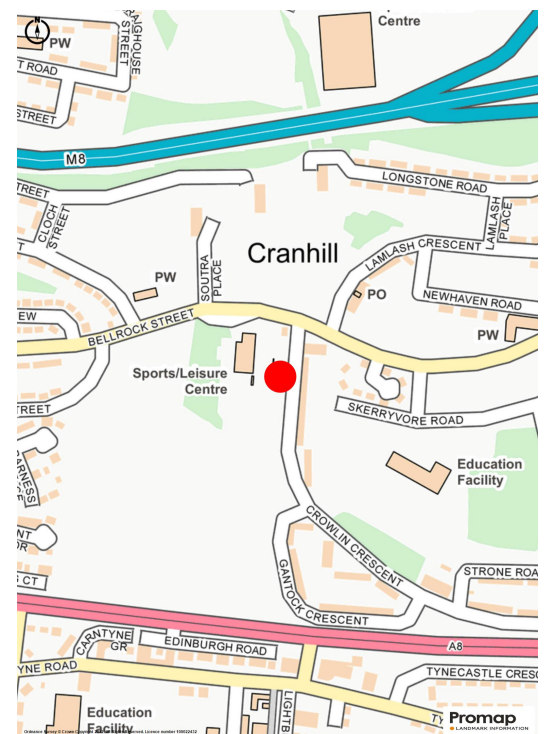




## 6 Crowlin Crescent, Glasgow, G33 3PH

- Office premises with dedicated parking
- Unit extends to approximately 297.93 sq.m. (3,207 sq.ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum, exclusive of VAT.
- Suitable for a variety of uses (subject to planning)



## LOCATION

The subjects are located on Crowlin Crescent, off Bellrock Street in the Cranhill area of Glasgow, approximately 5 miles east of Glasgow City Centre. The nearby B765 provides access to the M8 motorway (J11), which is located 1 mile from the subjects. The surrounding area is mainly residential, with Cranhill Community Centre located directly behind the subjects.

## DESCRIPTION

The subjects comprise a former Housing office of single storey construction under a pitched roof. The premises benefits from the provision of a dedicated secure car park, providing 18 spaces. Internally, the subjects comprise a large open plan office area, meeting rooms, reception, kitchen/ staff area, male and female WCs with shower room.

The subjects are suitable for a variety of uses, subject to obtaining the necessary planning consents.

## ACCOMMODATION

We understand the premises extends to the following Gross Internal Area.

Ground Floor:  
297.93 sq. m. (3,207 sq. ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely our client will require an advance rental payment. More info available from the letting

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £15,900.

The poundage rates for 2022/2023 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

## To arrange a viewing contact:



**Louise Gartland**  
Commerical Agent  
louise.gartland@g-s.co.uk  
07989 352 731  
0141 332 1194



**Tom Conway**  
Senior Surveyor  
tom.conway@g-s.co.uk  
07810 544 912  
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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2023

