

TO LET  
Office

**GRAHAM  
SIBBALD**



**2nd Floor  
Hillfoot House  
1 Hillfoot Drive  
Bearsden  
G61 3QL**

- Modern office premises
- Extends to 123.28 sq. m (1,327 sq. ft.)
- Affluent neighbourhood setting
- Close proximity to public transport links
- Wealth of amenities nearby
- Potentially suitable for a variety of uses (STP)

## LOCATION

The subjects are located on Hillfoot Drive, at its junction with Milngavie Drive, in the Bearsden area of Glasgow. An affluent commuter suburb on the outskirts of Glasgow, Bearsden is home to a vast array of amenities and benefits from superb public transport links including two railway stations (Hillfoot & Bearsden) which provide easy access to Glasgow City Centre. Access to the City Centre is also straightforward by car via the road network (approx 22 mins drive time). Milngavie Road leads to the City Centre via Maryhill Road (A81).

The subjects occupy a prominent corner location, adjacent to the BP Garage and a short walking distance from various retail stores and food outlets. Nearby occupiers of note include, Spar, Asda Superstore and Loop & Scoop.

## DESCRIPTION

The subjects comprise the second floor of a modern three storey building, providing open plan office area, 2no. separate office or meeting rooms, reception/ waiting area, kitchen/ tea prep as well as male and female WCs. Large double glazed windows ensure good natural light and gas central heating is provided throughout.

The premises may be suitable for alternative uses, subject to obtaining the necessary consents. The ground and first floor are currently occupied by Vets 4 Pets.

## ACCOMODATION

We understand that the subjects extends to following approximate **Net Internal Area:**

**123.28 sq. m. (1,327 sq. ft.)**



## TERMS

The subjects are available on new FRI terms.

## RENT

On application.

## RATING ASSESSMENT

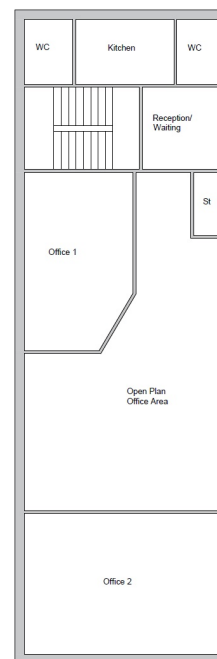
The subjects are entered in the Valuation Roll:-

Office - £13,600

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

## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.



Floor Plan

## 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. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-  
Graham and Sibbald LLP  
233 St Vincent Street  
Glasgow  
G2 5QY

To arrange a viewing please contact:

**Tom Conway**

Senior Surveyor

tom.conway@g-s.co.uk

07810 544 912



**Mark Gillies**

Partner

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07787 291 149



**GRAHAM + SIBBALD**

## IMPORTANT NOTICE

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