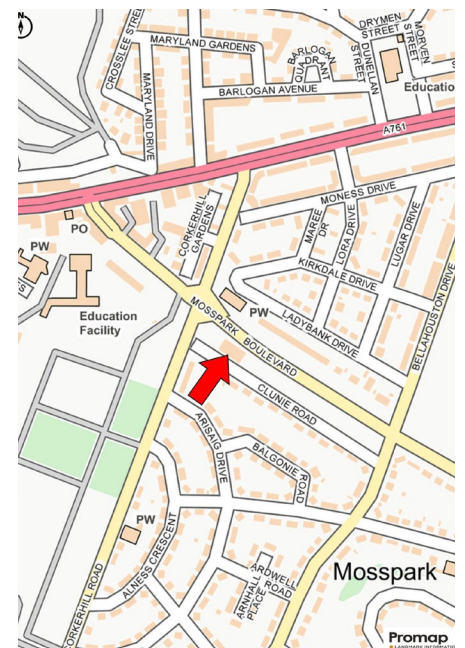




## 539 Mosspark Boulevard, Glasgow, G52 1HU

- Detached Commercial Premises
- Close to Paisley Road West
- Arterial road location
- Extends to approximately 545 sq.m. (5,866 sq.ft.)
- Dedicated car parking
- Potential for alternative use
- Rental Offers over £55,000 per annum, exclusive of VAT



## LOCATION

The subjects are located in the Mosspark area of Glasgow, approximately 4 miles south west of the city centre. Access to the M8 and M77 motorways are within close proximity. Public transport is available by way of several bus routes that run on the A761 Paisley Road West, which is a short distance from the subjects.

See location plan.

## DESCRIPTION

The subjects comprise a purpose built office pavilion of steel frame construction under a pitched roof, with brick/block infill panels and extensive glazed panels.

Externally the unit benefits from a dedicated car park and is bounded by a secure perimeter fence. Access to the building is taken from both Mosspark Boulevard and Clunie Road.

Internally, the property is laid out to provide largely open plan accommodation with some cellular offices and toilet accommodation.

## ACCOMMODATION

The subjects extend to the following approximate net Internal Area :-

545 sq.m. (5,866 sq.ft)

## LEASE TERMS

The premises are offered on a new lease of Full Repairing and Insuring terms.

## RENT

The quoting rental for the subjects is £55,000 per annum, exclusive of VAT.



## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with the following Rateable Value:-

£50,500.

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

## EPC

An EPC has been prepared for the subjects and can be provided upon request.

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

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

## To arrange a viewing please contact:



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Director

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## IMPORTANT NOTICE

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