



**TO LET**

OFFICE SPACE



**PLATINUM HOUSE,  
23 EAGLE STREET, GLASGOW, G4 9XA**

- Modern suites within office pavilion
- Good quality specification
- Flexible leases available
- Dedicated parking
- Central heating and double glazing
- 100% rates relief for eligible companies
- From 34.90 sq m (375 sq ft) to 117.06 sq m (1,260 sq ft)
- Rent From £8.00/sq ft

**IMPORTANT NOTICE**

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## Location

The property is formed to the south of Eagle Street, within Craighall Business Park which is located to the north of Craighall Road, adjacent to the M8 motorway and approximately 1.5 miles north of Glasgow City Centre.

Craighall Business Park enjoys an elevated position above the Forth and Clyde Canal, which has recently undergone significant investment, with local occupiers including Pinkston Watersports, Scottish Opera and The Whisky Bond.

The Business Park is well placed for public transport, with regular bus services passing along Craighall Road, Saracen Street and Keppochhill Road whilst Springburn railway station is approximately 1.5 miles to the north west. The property is also within easy walking distance of St Georges Cross Subway Station as well as Glasgow City Centre.

The Business Park is generally characterised by a mix of pavilion style buildings, with varied occupiers including Elmwood Projects, McQueens Dairies and Bield housing Association. The Park also benefits from a café which is located close to the property.

## Description

The property comprises office suites formed within a modern detached office pavilion, being three storeys in height, steel framed and finished in facing brick and insulated metal cladding. Excellent natural daylighting is provided by means of double glazed aluminium framed windows throughout.

The building is entered via a feature common entrance doorway which leads to an attractive full height reception area with stairwell and lift access to the second floor office space. There are separate male and female toilets at each floor which provide modern facilities. In addition, there is a shower room for use by all occupiers within the building.

The specification of the space is excellent and includes the following:

- Double glazing throughout
- Gas central heating
- LED lighting
- DDA access with lift to all floors
- Shared toilet facilities and shower room
- Raised access floor with carpet tile covering
- Suspended acoustic tiled ceiling with CAT4 lighting
- Open plan space
- Dedicated tea prep area with kitchen units and sink

## Areas/Accommodation

Various suite sizes are available from 34.90 sq m (375 sq ft) to 117.06 sq m (1,260 sq ft)

## Service Charge

A service charge is levied to take account of common cleaning, lighting, fire alarm maintenance and testing, lift maintenance, general repairs, etc. The service charge also includes heating and electricity charges. Full details are available via the letting agent.



## Rating

All units are eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

## Rent

The space is available at a rental rate of £8.00 per sq/ft

## VAT

We understand that VAT is payable on the rent and other outgoings.

## Energy Performance

We understand that the property has an EPC rating of 'D'. A full copy of the certificate can be made available to interested parties upon request.

## Legal Costs

Each party will bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or LBTT.

## Viewing and further information

Available by contacting the Letting Agent:

Thomson Property Consultants  
2nd Floor,  
180 West Regent Street,  
Glasgow  
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Tel: 0141 611 9666  
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