

TO LET OFFICE

MODERN OFFICE SPACE

3 Eagle Street • Glasgow • G4 9XA

- All-inclusive deal available.
- 24-hour Access.
- 100% Rates Relief, subject to applicant status.
- Benefits from 5 allocated parking spaces.
- Net Internal Area of 571 sq.m. (615 sq.ft).
- Fully furnished.
- £15,000 per annum.

Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

DM HALL
CHARTERED SURVEYORS



CAR PARK AT THE REAR OF PROPERTY.

LOCATION

The property is in Craighall Business Park, to the north of Glasgow City Centre. Glasgow City Centre lies approximately 2 miles to the south.

Craighall Business Park is approximately 200,000 sq.ft modern office accommodation in the Port Dundas area of Glasgow.

There is excellent transport links to the city centre with connectivity to Junction 16 of the M8 motorway. Regular bus services are available from Craighall Road and Cowcaddens Subway Station is within 10-minutes' walk.

The approximate location of the subjects is shown on the appended street plan.

Other occupiers in the pavillion are Mayekawa UK Ltd, First Vehicle Leasing and Wren Sterling Financial Services.

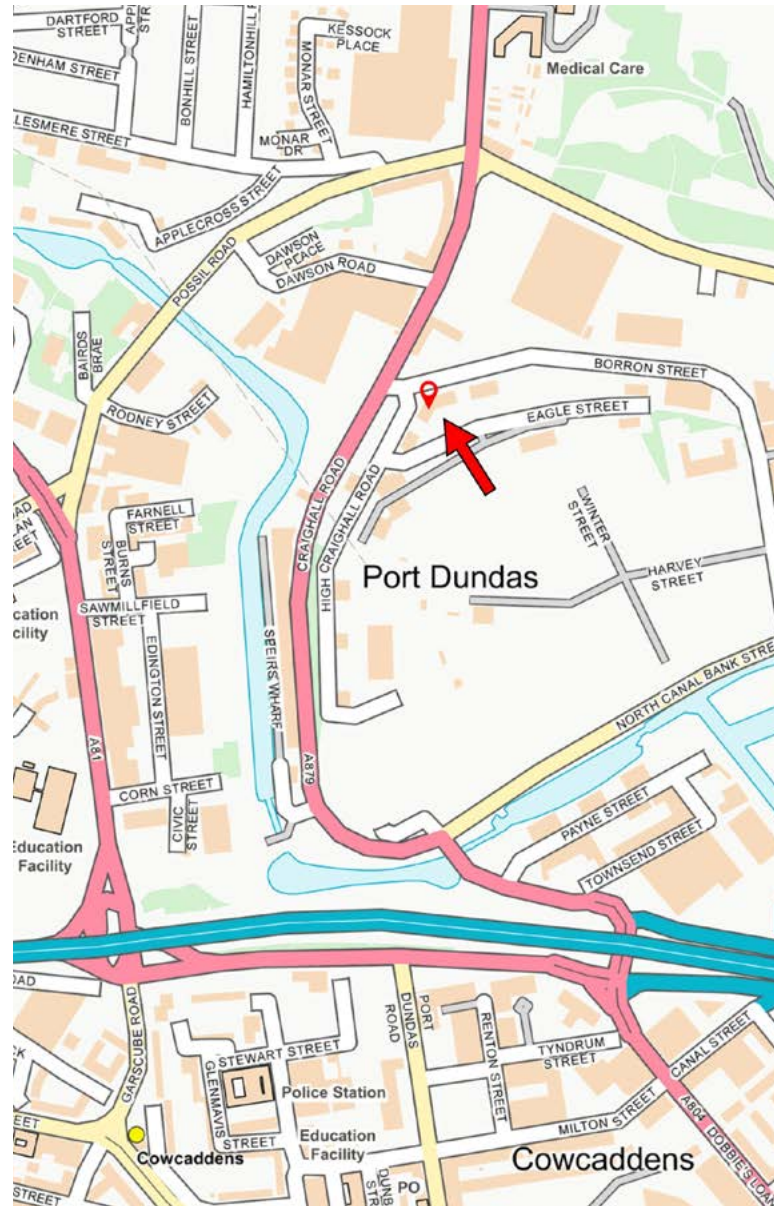
DESCRIPTION

The subjects office suite is freshly renovated and on the lower ground floor of this 3-storey modern office pavillion.

Internal access is secured entry with lift and stair facilities. There is individual front door buzzer entry system within the suite.

The space accommodates an open plan layout with a tea prep area provided. The suite includes a suspended ceiling with modern lighting and air conditioning as well as raised floors with floor boxes in place. Shared male and female shower and toilet facilities are located outside the suite.

The unit benefits from 5 allocated parking spaces.



ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of 57.10 sq.m (615 sq.ft.) approximately.

RATES

Rateable Value - £7,900.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

LEASE TERMS

Rent - £15,000 per annum (includes rent, business rates and service charge).

VAT

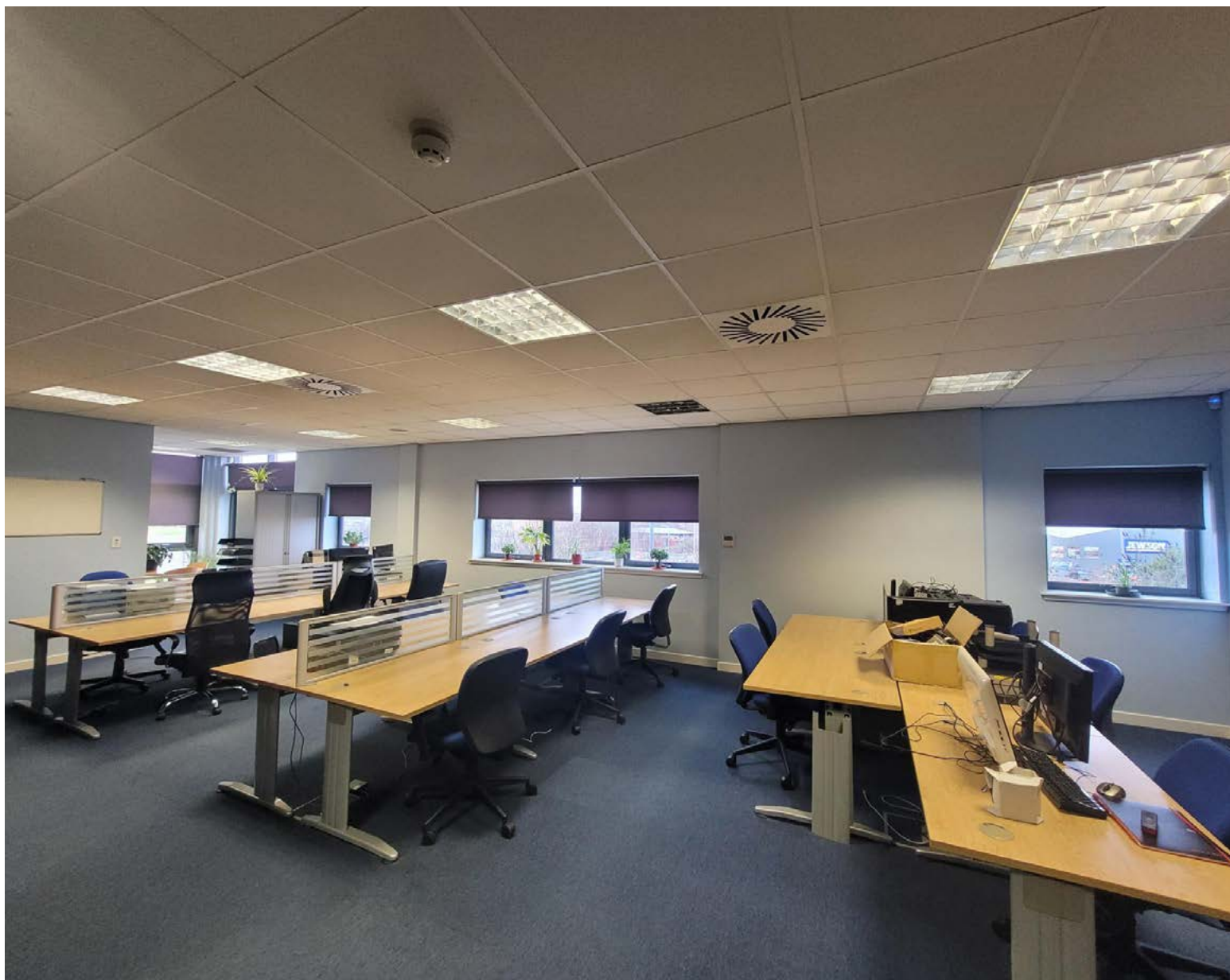
All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Leah Sellers

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e-mail: Leah.Sellers@dmhall.co.uk



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WSA1810

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