

Colin Ely & Company

Consultant Surveyors

 Brown
McFarlane
Global Steel Solutions

TO LET

UNIT 7, LONMAY DRIVE

PANORAMA BUSINESS VILLAGE, GLASGOW G33 4EP

LOCATION

The property is located in a prominent position on Lonmay Drive, the spine road for the Panorama Business Village.

Panorama Business Village is a development of modern office pavilions in the Queenslie area of Glasgow, approximately five miles east of the city centre. Other occupiers include

The Village is only a short distance to both Junctions 10 and 11 of the M8 motorway, and is a close to the shops and restaurants of the Glasgow Fort Shopping Centre.

DESCRIPTION

The premises comprise a modern two-storey business pavilion offering carpeted floors; suspended tiled ceilings with Cat 2 lighting; and partial air conditioning. WC facilities including disabled facilities are located on the ground floor; and both floors have a small kitchen / tea prep area.

Each pavilion has its own glazed and canopied entrance; and benefits from its own dedicated car parking spaces.

AVAILABLE ACCOMMODATION

Unit 7

Ground	-	542sq.ft. (50.35m ²)
First	-	706sq.ft. (65.59m ²)



RATEABLE VALUE

The property is currently assessed with effect from April 2023 at t NAV £11,900. Any incoming occupier will have the right to appeal against this entry.

EPC

The property has an EPC rating of E+.

LEASE TERMS

The property is offered on a long-term full repairing and insuring lease, with rental offers in excess of **£15,000 per annum** sought.

ENTRY

February 2024

VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company
Consultant Surveyors
17 Arundel Drive
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PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: October 2023