

## Superbly located office accommodation

10 Payne Street, Port Dundas, Glasgow G4 0LF

- **Immediate access to the M8 motorway via Junctions 16 and 18**
- **Designated car park on site**
- **10 mins walk to City Centre and Train Stations**
- **Major regeneration locally**

### Location

The premises are located on the southside of Payne Street, within the Port Dundas area of Glasgow. The property is located very close to J16 and J18 of the M8, providing immediate access to the Scottish Motorway Network. The offices overlook the Forth & Clyde Canal to the north and the M8 and Glasgow city centre to the south.

Port Dundas is an established business / industrial location and is only 0.5 miles from the city centre. The premises are therefore well placed for walking to Glasgow Queen Street and Central Train Stations, Buchanan Street Subway Station and Buchanan Bus Station. Access to the motorway is from Craighall Rd (A879). There is designated car parking within the complex.

Surrounding occupiers include **olfsen Brands, Freyssinet, Rocco Espresso, Push Print, ISS, Pinkston Water Sports Centre, Wolseley and Russell Transport.**

Closeby there are two major regeneration projects underway, the former Diagio site at Dundas Hill and Sighthill, comprising residential, student housing, retail, commercial and community space.



## Description

The premises form part of a larger complex located on Payne Street and Townsend Street and comprising a mix of office, warehouse and workshop accommodation with on site car parking.

The offices are accessed from the Western elevation of the complex front Craighall Road and have excellent views across the city centre and beyond. The premises benefit from a modern refurbishment and are arranged to provide a reception entrance with male and female toilets located off the reception, a board room, a tea prep presented as a coffee bar, a large open plan office with break out space and a further board room. The premises have gas central heating.

## Floor Area / Parking

245.66 sq m (2,643 sq ft)

The office comes with 7 car spaces within the rear car park.

## Rent / Terms

£24,000 per annum exclusive of VAT.

The premises are available by way of a new Full Repairing & Insuring lease for a period to be agreed.

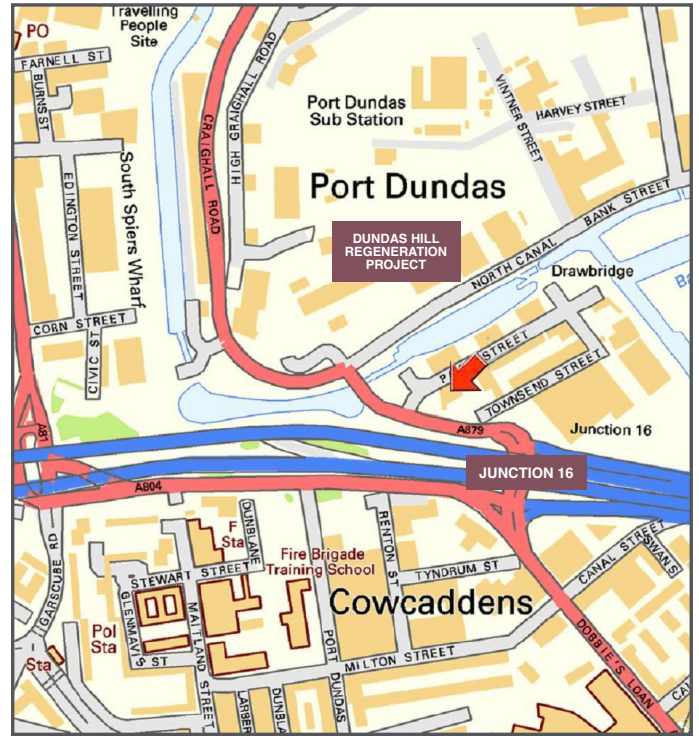
## Business Rates

RV	£16,600
Payable	c. £6,751

Properties with Rateable Value between £15,001 and £20,000 receive rates relief of between 0-25% on a sliding scale. For further information please contact the Director of Finance at Glasgow City Council.

## Service Charge

A modest service charge is applicable for the provision of common services within the complex.



## Energy Performance Certificate

A copy of the EPC can be provided upon request.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Date of Entry

By arrangement.

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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## Viewing

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