

TO LET

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David Allison & Company
Chartered Surveyors



BUSINESS UNIT – 67.01 SQ.M/721 SQ FT

UNIT 4, 1987 MARYHILL ROAD, GLASGOW G20 0BT

- Modern business unit suitable for Office or similar uses
- Extensive car parking facilities on site
- Situated within secure gated development
- Highly accessible location directly adjacent to Maryhill Railway Station

David Allison & Company Chartered Surveyors

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www.dallisonandco.co.uk

LOCATION

The subjects are located immediately adjacent to Maryhill Railway Station off the south side of Maryhill Road, close to the dual carriageway section leading to Bearsden and to Kelvin Science Park. The exact location of the property is as shown on the attached location plan.

DESCRIPTION

The property is situated within a modern business space development and comprises an end terrace unit that affords three rooms on two floor levels, together with entrance and reception area. There are also modern kitchen and toilet facilities which are shared with the adjoining office.

The unit has the benefit of extensive car parking facilities available in the open yard area to the front of the development, which is fully enclosed by security fencing with entrance gates to Maryhill Road controlling access to the site.

FLOOR AREAS

We calculate the approximate net internal floor areas to be as follows:

	Sq.m	Sq.ft
Ground (2 Offices + Reception)	52.50	562
First Floor (1 Office)	14.76	159
Total	67.01	721

ASSESSMENT

The subjects are entered in the current Valuation Roll at a Rateable Value of £7,100.

100% rates relief will be available under the SBBR Scheme for eligible occupiers.

LEASE TERMS

Flexible lease terms are available – further details on application.

RENT

£8,000 per annum

LEGAL COSTS

In the normal way, the incoming tenant will be responsible for our client's legal costs incurred in the transaction, together with VAT thereon.

VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

ENTRY

By arrangement

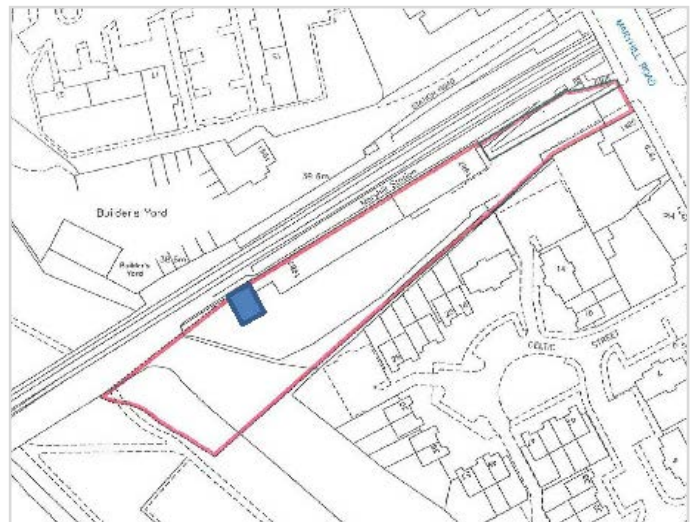
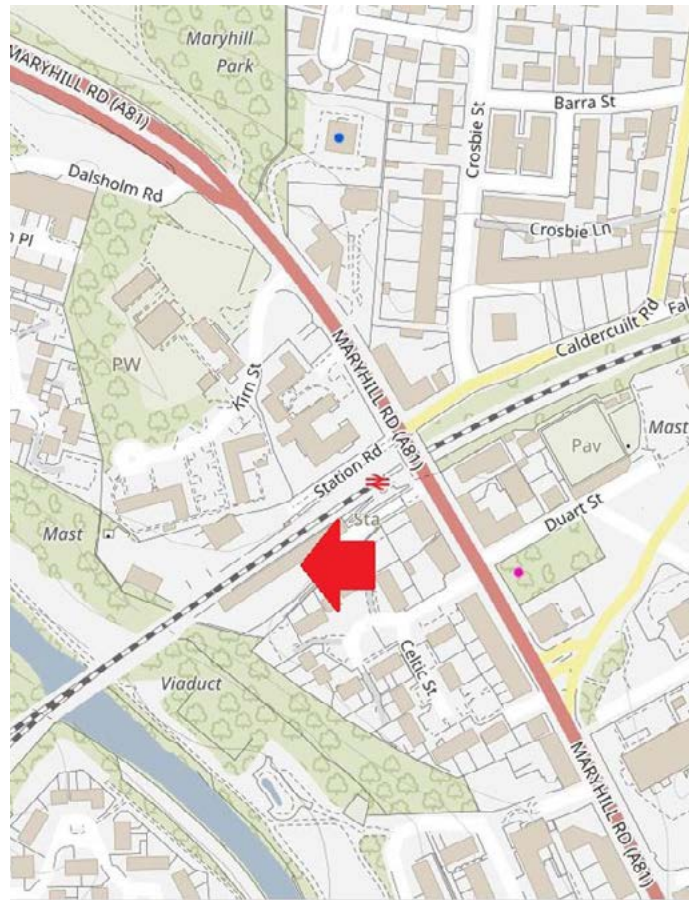
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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