



All Inclusive Refurbished Office Suites Flexible Licence Agreements

Property Highlights

- Prominent position on Linwood Road
- Car parking provision
- 24 hour building access
- Door entry system
- Security alarm system
- Landscaped environment
- 1 x 8 person passenger lift



For viewing and further Information, please contact:

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10 Montrose Street
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Description

The specification is as follows:

- Suspended ceiling with modern lighting
- Raised access floor
- Existing IT & fibre optic broadband
- Gas central heating
- Communal kitchen and toilet facilities

Accommodation

The available accommodation extends to the following approximate Net Internal floor areas.

Room	Size (sq ft)
Pavilion 3 - Suite 4	335
Pavilion 3 - Suite 5	438

Occupational Costs

The occupational costs are as follows:

Unit	Cost (per sq ft)
Office Rent	POA
Service Charge	N/A
Local Authority Rates	TBC
Building Insurance	N/A
Total	POA

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cushmanwakefield.co.uk

Location

St James Business Centre is situated immediately adjacent to Phoenix Retail Park and Showcase Cinema Entertainment Complex.

By car, it is easily accessible to the M8 motorway at Junction 29 via the A737 and less than 3 miles from Glasgow Airport.

Energy Performance

A copy of the EPC is available on request.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The incoming tenant will pay all Land and Buildings Transaction Tax applicable.

Entry

Upon agreement.

