



# TO LET

## FIRST FLOOR OFFICE PREMISES

90 Seaward Street, Glasgow, G41 1HL

Excellent access to Glasgow City Centre and the motorway network

Net internal area of 184.41 sq.m (1,984 sq.ft), approx.

Unrestricted on street parking available

EPC Rating 'G'

Rental offers in excess of £16,000 per annum.

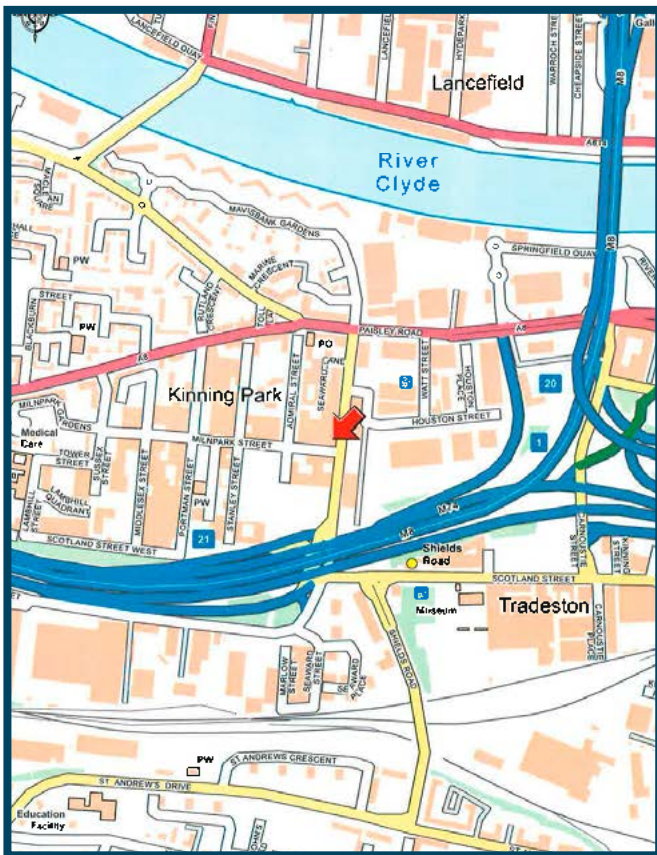
## LOCATION

The property is located in the Kinning Park area of Glasgow, approximately 1 mile south west of Glasgow city centre. The property is surrounded by a mix of commercial and residential properties.

The former including occupiers such as George Mcalpine Fireplaces, Modish Furnishings, Martin Aitken & Co Chartered Accountants, Litecraft and Forrest Group, The Quay Leisure Development and Ibis Hotel are also in close proximity.

There are excellent public transport links to Glasgow City Centre and beyond, with regular bus services running on nearby Paisley Road West plus Shields Road Underground Station is a short 3 minute walk away. In addition there is immediate and easy access to the M8 & M74 motorways.

The location of the subjects is highlighted on the attached plan.



## DESCRIPTION

The subjects comprise a first floor office suite within a two storey building of traditional construction with a pitched slated roof. The property is accessed from street level via a secure dedicated entrance and a staircase leading to the first floor.

The property is subdivided to provide accommodation of a main/general office, 4 private offices/ meeting rooms plus male and female toilets.

The subjects are double glazed and heating is by wall mounted storage heaters throughout.

## FLOOR AREAS

We calculate the net internal area of the property to be as 184.41 sq.m (1,984 sq.ft), approx.

## LEASE TERMS

Our clients are seeking to conclude on a new Full Repairing and Insuring lease for a minimum period of 5 years.

Rental offers in excess of £16,000 per annum are invited.

## RATING ASSESSMENT

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll with a Rateable Value of £15,800.

Please note that a new occupier has the right to appeal the current assessment.



## ENERGY PERFORMANCE

The energy performance rating of the subjects is G.

A copy of the Energy Performance Certificate can be made available on request.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## DATE OF ENTRY

By agreement.

## VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment and arrangements should be made by contacting Alister Gibson or Graeme Todd of DM Hall Chartered Surveyors on 0141 332 8615 or by email [alister.gibson@dmhall.co.uk](mailto:alister.gibson@dmhall.co.uk) / [graeme.todd@dmhall.co.uk](mailto:graeme.todd@dmhall.co.uk)

## DATE OF PUBLICATION

February 2018

## REFERENCE

WSA 1178

## IMPORTANT NOTE

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