



TO LET

MODERN HIGH SPEC OFFICES – VARIETY OF SUITES
PAVILION 2, ROWAN BUSINESS PARK,
23 ARDLAW STREET, GOVAN, G51 3RR

- Suites ranging from 510.96 sq m (5,500 sq ft)
- Capable of accommodating larger requirements
- Attractive location: Close to M8, M77 & M74 motorway network
- Raised access flooring
- Energy efficient building - EPC Rating: B
- Large car park
- Rent - £12.50 per sq ft
- Ground Floor suite qualifies for 100% Fresh Start Rating Relief



24/7
Access



Car Parking



WIFI



Air Con



CCTV



Transport
Links



Ibrox Subway
19 Mins Walk

www.propertybyjbg.co.uk



LOCATION

Rowan Business Park offers occupiers a prime office location on the south side of the River Clyde. It is located within the Govan area of Glasgow, approximately 3.6 miles south west of Glasgow city centre. Govan benefits from excellent transport links via the M8 and M77 within 0.5 miles and Govan subway station within 0.9 miles. Rowan Business Park is also located within easy reach of Glasgow International Airport and Braehead Shopping Centre. Surrounding occupiers include Clyde Paper and Print, MK News and Asda Superstore.

Rowan Business Park is located in an attractive landscaped environment with crèche and nursery facilities located adjacent to the park.

FLOOR AREAS

The following suites are available within Pavilion 2 and have been measured in accordance with the RICS Code of Measuring Practice (6th edition).

Suite	Net Internal Area (sq m)	Net Internal Area (sq ft)
Pavilion 2, Ground Floor, Right Suite	510.96	5,500
Pavilion 2, First Floor, Left Suite	510.96	5,500
Pavilion 2, First Floor, Right Suite	510.96	5,500

For an up-to-date availability schedule, please contact:

Shepherd Chartered Surveyors
5th Floor, 80 St Vincent Street, Glasgow, G2 5UB
0141 331 2807 or jbgenquiries@shepherd.co.uk

FEATURES

The subjects comprise a modern detached office building of steel frame with sheet metal cladding, under a pitched profile metal sheet roof. The property is arranged over ground and first floor with lift access to the upper level.

Pavilion 2 provides a total of 22,000 sq ft of high quality office accommodation. At ground floor level, the accommodation extends to approx. 5,500 sqft however at 1st Floor level, both suites are combined and thereby offer a single floor plate of approx. 11,000 sqft.

The property benefits from an attractive glazed entrance and reception area. The accommodation has been fitted out to a very high standard comprising open plan floor plates with raised access flooring and suspended ceilings, energy efficient lighting, double glazing and natural ventilation. Furthermore excellent broadband connectivity is available within the business park.

Each office suite benefits from a dedicated staff tea preparation area whilst all occupiers benefit from modern common toilet facilities. The first floor office accommodation is accessible via the lift access and common stairwell.

The pavilion has 24 hour CCTV security, a Redwall security system and remote access security gates to the car parking facilities.





MAP KEY

1. Rowan Business Park
- 1b. Development Opportunity
2. River Clyde
3. City Centre
4. Ibrox Subway
5. Ibrox Park/Stadium
6. M77 Motorway
7. M8 Motorway
8. Asda Superstore

RENT

We are seeking rentals equating to £12.50 per sq ft. per annum. Our clients remain flexible on length of lease and will offer extremely competitive terms (subject to covenant etc).

SERVICE CHARGE

A service charge exists in respect of the common parts of the building and site. It is understood that the current service charge for the property is £3.05 sq ft. A detailed breakdown of the service charge for the property is available on request.

BUSINESS RATES

The subjects are currently entered in the Valuation Roll as follows:

- Ground Floor (North) Suite: NAV/RV £62,000
- First Floor (North & South) Suites: NAV/RV £137,000

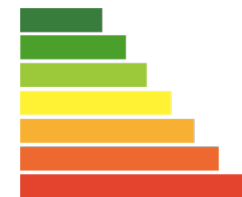
The Rateable Value (as noted above) came into effect on 1st April 2017.

The poundage rate for the financial year 2018/2019 is 48 pence for properties with a Rateable Value up to £51,000 and 50.6 pence for properties with a Rateable Value above that threshold.

Effective from 1st April 2018, there has been an expansion of Fresh Start Relief to include all property types, halving the period the property has to be empty to qualify from 12 months to six; and doubling the level of relief from 50% to 100% for the first year of any new occupation albeit subject to an upper limit of NAV/RV £65,000. To qualify, properties must have been receiving vacant rates relief for a minimum of 6 months.

ENERGY PERFORMANCE CERTIFICATE

Pavilion 2 has an energy performance rating of B.

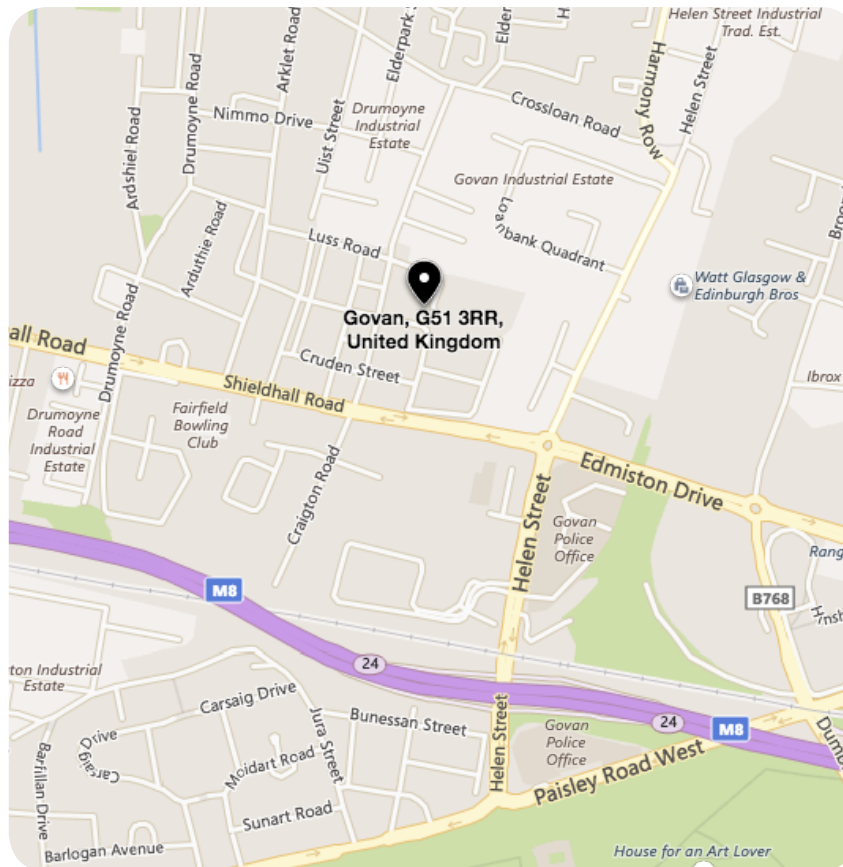


VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.



FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

www.propertybyjbg.co.uk

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5th Floor, 80 St Vincent Street
Glasgow, G2 5UB
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