

# PRELIMINARY PARTICULARS

# TO LET

**SUITE 3/6 SKYPARK  
18 ELLIOT PLACE | GLASGOW | G3 8EP**

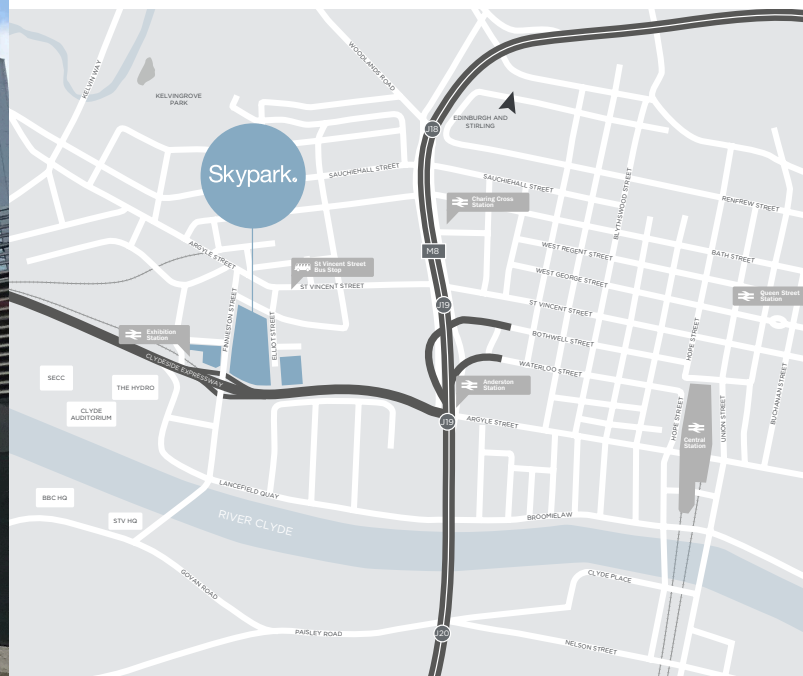
3649 SQ FT WITH EXCELLENT CAR PARKING  
SHORT OR LONG LEASE - FURNITURE AND FIT OUT AVAILABLE



## LOCATION

Skypark is a major renowned office complex and location on the western edge of the city centre forming part of the exciting Finnieston area. Well located for rail and other public transport plus commuter cycle routes, this landmark development is home to a wide range of businesses. The occupiers enjoy vibrant community facilities and activities as well as on site concierge, support services and 24 hour security.

Further details can be found at [www.skypark-glasgow.com](http://www.skypark-glasgow.com)  
This office suite is on the third floor of the tower, Skypark 1.





## DESCRIPTION

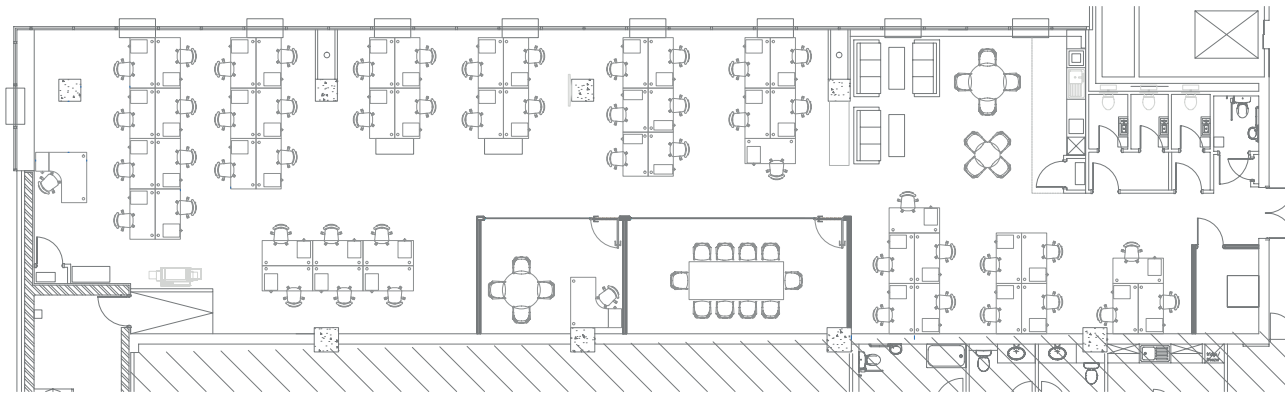
Accessed by multiple lifts and stairs from the main reception area suite 3/6 is a self contained suite with its own male, female and disabled toilet facilities. A sizeable kitchen area has been installed.

The bright efficient space enjoys great views to the south towards the River Clyde and The Hydro.

The suite has full heating and comfort cooling and raised access floors containing cat 5 cabling. The suite is carpeted and has window blinds. There is a suspended ceiling with LG5 compliant lighting. There is a door entry system.

The suite is currently fitted out with a boardroom and desks to accommodate over 50 people.

Details of the IT installations are available on request.



## PLAN

## SIZE

The suite has a net internal floor area of 3,649 sq ft (339.00 sq m).

## CAR PARKING

The suite has the benefit of 8 private car spaces included in the lease and up to a further 10 private car spaces on a separate additional licence.

## LEASE

My clients are seeking to dispose of their lease by way of an assignment or sub-let. Their lease is for the period up to the 14th November 2021.

Should a longer lease be required then the landlords will be pleased put forward terms.

## DATE OF ENTRY

By arrangement on conclusion of a legal missive. My clients are due to vacate the offices by November/December 2019.

## RENT

The current rent is £71,857.50 per annum which includes 8 car spaces. This equates to an office rent of £17.50 per square foot per annum.

Up to 10 on site car spaces are available at additional cost. Details are available on request.

## SERVICE CHARGE

The annual service charge for the suite is currently £14,816 per annum.

## RATES

The current rates payable are £20,760 per annum for the office space with additional charges for the car spaces.



## EPC

An EPC is currently being prepared. Further details are available on request.

## LEGAL COSTS

Each party will bear their own legal costs. The ingoing tenant will be responsible any LBTT, landlords consent costs and lease registration dues.

## VAT

All figures are quoted exclusive of VAT

## FURTHER INFORMATION AND TO VIEW

My clients will consider a short or long term lease and their fit out and furniture are available to the ingoing tenant or can be removed.

For further information on this office suite or to arrange to view please contact:



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