



POTENTIAL TO QUALIFY
FOR 100% RATES RELIEF



Superbly Located Offices Suites

1st Floor, 24 Payne Street, Glasgow G4 OLF

- **Modern offices suites**
- **Excellent views over the Forth and Clyde Canal and city centre**
- **Immediate access to the M8 motorway via Junction 18**
- **Part Air Conditioned**
- **Designated car park on site**
- **235 - 4,592 sq ft**
- **10 mins walk to City Centre and Train Stations**

Location

The premises are located on the southside of Payne Street, within the Port Dundas area of Glasgow. The property is located very close to J18 of the M8, providing immediate access to the Scottish Motorway Network. The offices overlook the Forth & Clyde Canal to the north and the M8 and Glasgow city centre to the south.

Port Dundas is an established business / industrial location and is only 0.5 miles from the city centre. The premises are therefore well placed for walking to Glasgow Queen Street and Central Train Stations, Buchanan Subway Station and Bus Station. Access to the motorway is from Craighall Rd (A879). There is designated car parking within the complex.

Surrounding occupiers include Newstel, Scotia Radio, Rocco Espresso, Push Point, ISS and Pinkston Water Sports Centre.



Description

The property comprises self contained 1st floor offices within a substantial complex comprising office and workshop accommodation. Entrance to the subjects is from a door entry system leading to stairs to the 1st floor where the reception area can be found. The premises comprise largely open office accommodation with a mix of offices / meeting / board rooms, kitchen and staff area and male and female toilets. The Premises shall be fully sub divided into smaller office suites.

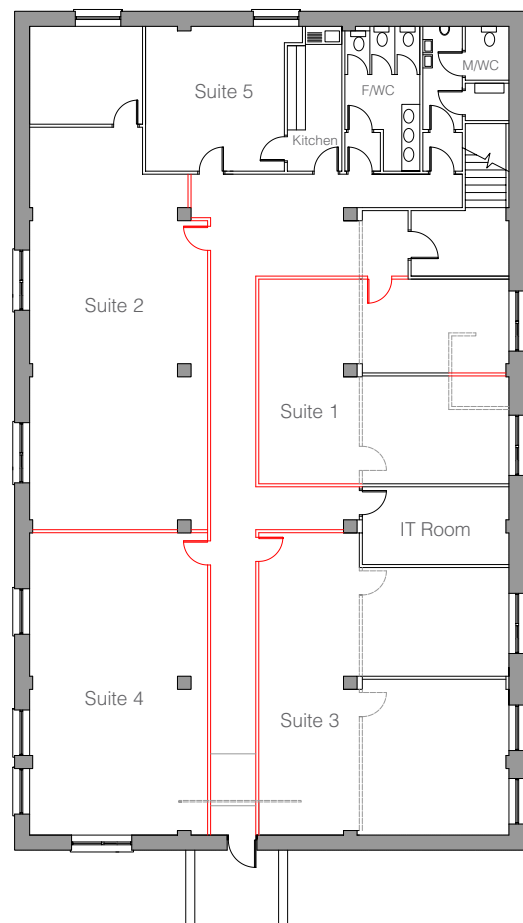
The premises are well presented with a carpet floor, raised access IT and power connections, recently redecorated walls and a suspended ceiling incorporating integrated fluorescent lighting and air conditioning. The meeting rooms / private offices are formed in glass allowing excellent transmission of natural daylight from perimeter windows.

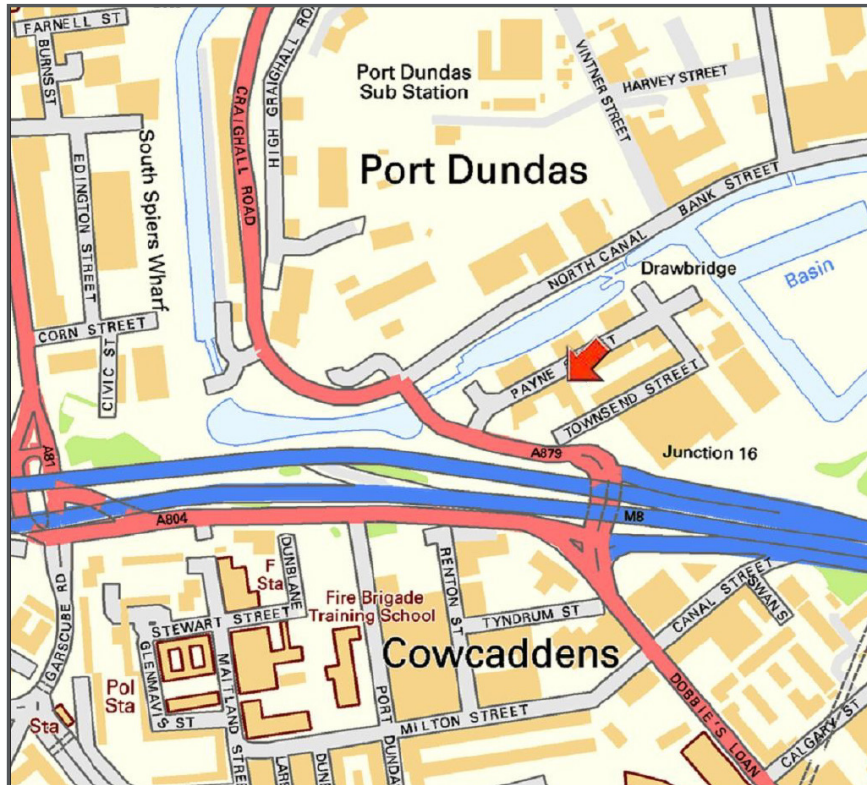
Floor Areas

Indicative floor areas for sub division are:

Suite 1	633 sq ft	(59 sq m)
Suite 2	1,031 sq ft	(96 sq m)
Suite 3	1,056 sq ft	(98 sq m)
Suite 4	708 sq ft	(66 sq m)
Suite 5	235 sq ft	(22 sq m)

The office sizes will be subject to measurement upon the sub division taking effect.





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Rent / Terms

The offices are offered on rental terms inclusive of service charge, utilities and buildings insurance.

Suite 1:	£8,600 pa
Suite 2:	£12,900 pa
Suite 3:	£13,200 pa
Suite 4:	£9,600 pa
Suite 5:	£3,600 pa

Business Rates

The offices will be re-assessed for rates purposes. The sub division scheme detailed will allow each office to qualify for 100% rates relief.

Service Charge

A modest service charge is applicable for the provision of common services within the complex.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

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Important Notice: 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 printing, circumstances may change outwith our control, we will inform enquirers of any changes at the earliest opportunity. August 2019