

BUCHANAN GATE

STEPPS, GLASGOW

TO LET
FIRST FLOOR, 2 BUCHANAN GATE

2,694 sq ft





Location

Buchanan Gate Business Park is situated adjacent to Junction 3 of the M80 motorway, providing excellent links to Glasgow City Centre via the M8 motorway and beyond to both M73 and M74 motorways. Stepps Railway Station is a short walk away and benefits from regular connections to Glasgow Queen Street and Edinburgh Waverley Railway Stations.

Local amenities include a Brewers Fayre, Bannatynes Health Club and various sandwich / coffee shops on Cumbernauld Road.

Specification

The accommodation comprises the part first floor suite of a high quality modern office pavilion, situated within a popular Business Park. The suite is accessed via a large modern glazed reception and provides high quality refurbished, open plan accommodation. Neighbouring occupiers include Galliford Try, SSE Enterprise, Amey Black and Veatch, BAM and Scottish Water.

VRV air conditioning

Suspended ceiling

LED lighting

Raised access flooring with new carpet tiles

2.7m clear floor to ceiling height

1x passenger lift

8x dedicated car parking spaces

Full disabled access

Fibre optic connectivity

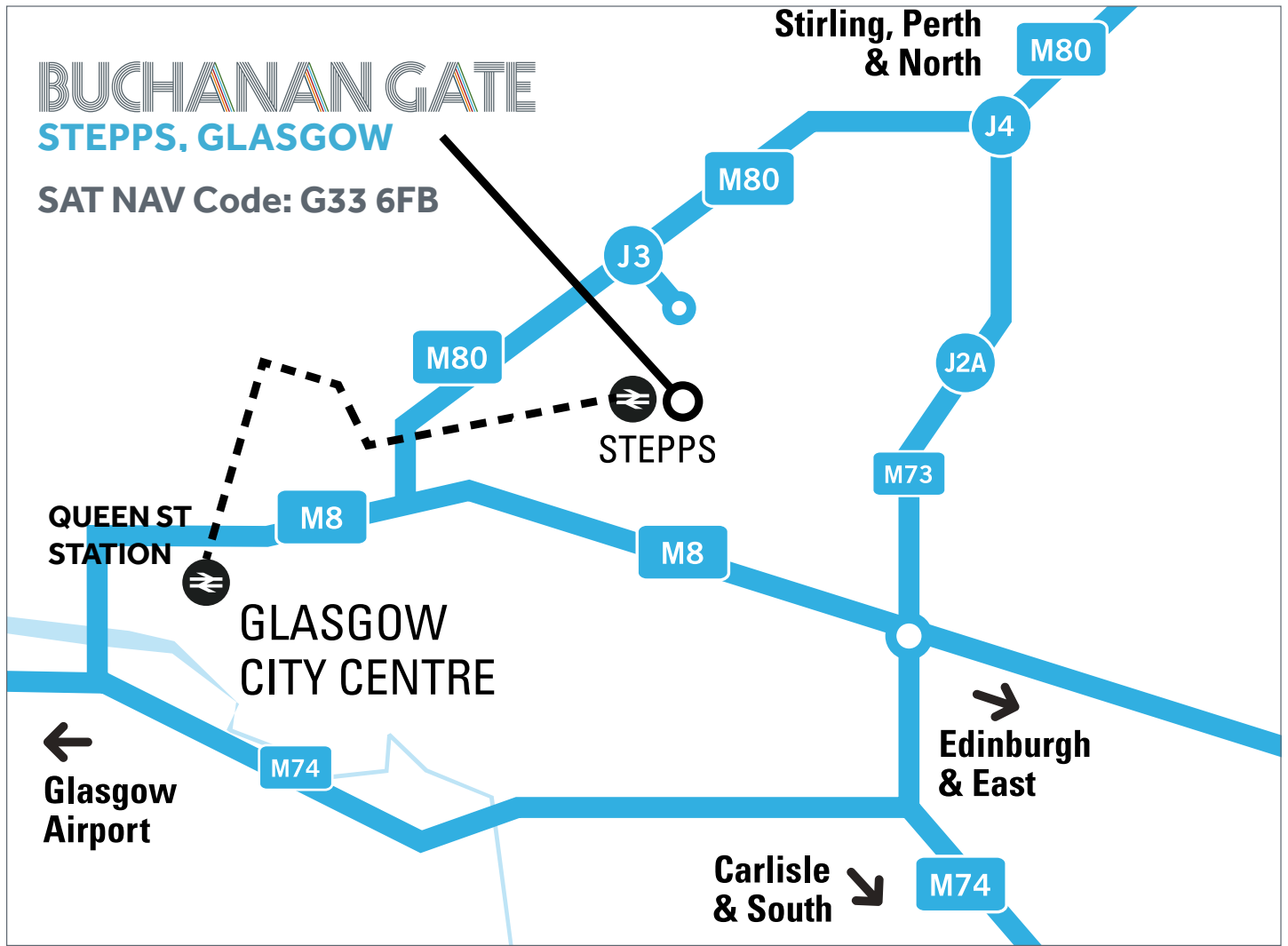
Male, female and disabled toilets on each floor

Shower facilities



FIRST FLOOR RIGHT ■





Journey Times to Glasgow City Centre



EPC Rating

The building is assessed to have an EPC Rating of D.

Car Parking

8 car parking spaces are available with this suite providing a ratio of 1:337 sq ft. Paid parking is also available adjacent to the building at a cost of £4 all day.

Rates

The rateable value for the accommodation is currently £31,250.

Viewing and Further Information

For further information or to arrange an viewing please contact the joint lettings agents:

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VAT

All reference to rent, price, premium are deemed to be exclusive of VAT unless expressly stated otherwise.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

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