



Modern Office Accommodation Ground Floor Suite - 4,279 sq ft

Property Highlights

- Modern office pavilion within established business park location
- 1x 8 person passenger lift
- Secure entry system
- 15 x car parking spaces
- Disable access
- 24/7 access
- Prominent signage opportunities

Location

The Property is located in the heart of Buchanan Gate Business Park, adjacent to Junction 3 of the M80 motorway, 10 minutes drive from Glasgow City Centre, and a 10 minutes' walk from Stepps Railway Station.

Neighbouring occupiers include Barratt Homes, David Wilson Homes, BAM Construction, Scottish Water, Amey Black & Veatch, ISG and Caledonia Water Alliance.



For viewing and further Information, please contact:

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Description

The ground floor suite provides the following accommodation:

- Suspend ceilings with modern recessed CAT 2 lighting
- Air-conditioning system
- Raised access flooring
- Floor boxes wired for power and data (CAT 6)
- Dedicated kitchen facility
- Private reception area
- Disabled access
- Current tenant fit-out including private offices/meeting rooms and boardroom facility

Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Suite	sq ft (6 th Edition)	Car Parking
Ground	East	4,279	15 spaces

Occupational Costs

The occupational costs are as follows:

Unit	Cost (per sq ft)
Rent	£16.00
Service Charge	£3.83
Local Authority Rates	£5.36
Building Insurance	£0.22
Total	£25.41

Energy Performance

The property has an Energy Performance Rating of C.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The incoming tenant will pay all Land and Buildings Transaction Tax applicable.

Entry

Upon agreement.

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