

# TO LET

## OPEN PLAN OFFICE ACCOMMODATION



203 Old Rutherglen Road, Glasgow, G5 0JS

- Open plan office suites are set for refurbishment
- On-site car parking available
- Quoting rent is available upon application
- Raised access floor





## LOCATION

The subject properties are located within the New Gorbals area Glasgow approximately one mile to the south of Glasgow city centre. The offices are situated on the north side of Old Rutherglen Road between the junctions with Commercial Road to the east and Benny Lynch Crescent to the west.

The area generally comprises modern housing and commercial premises formed as part of the Crown Street regeneration project. Bridge Street Subway Station is within a 10 minute walk from the property which connects the area to the city centre, alternatively Glasgow Central Station is within a 20 minute walk. The area is also well served by a number of major bus routes and benefits from nearby access to the M74, M8 and M77, all of which are within a 5 minute drive.

## DESCRIPTION

The subjects comprise two open plan office suites located on the ground floor within a four storey, multi-let property. In addition we have a first floor annex office suites which could offer a dedicated access.

Access to the suites is via a secure entrance from Old Rutherglen Road which leads to a common reception hallway from which the suites are entered. Each suite is finished to a modern standard with carpeted flooring, painted plasterboard walls, fluorescent lighting and each suite benefits from dedicated toilets.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the subjects to have a net internal area of:

Ground Floor  
419.03 sq.m. (4,510 sq.ft.)  
First Floor (Annex)  
156.82 sq.m. (1,688 sq.ft.)

## BUSINESS RATES

Information in regards to Business Rates is available upon application or alternatively details can be found through the Scottish Assessors Association.

## ASKING TERMS

Quoting rent is available upon application.

## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the ingoing tenant will be responsible for LBTT, Extract copies and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald:  
233 St Vincent  
Glasgow  
G2 5QY

## To arrange a viewing contact:



**Innes Flockhart**  
Surveyor  
innes.flockhart@g-s.co.uk  
07803 896939  
0141 567 5397



**Andrew Pilley**  
Surveyor  
andrew.pilley@g-s.co.uk  
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## IMPORTANT NOTICE

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6. Date of Publication: March 2018