



Refurbished Office Suites

Kirkhaven Enterprise Centre
120 Sydney Steet, Glasgow G31 1JF

- Office suites from 146 sqft
- All inclusive packages from £2,940 pa (£245pm)
- Iconic Grade A and B listed buildings
- On site parking
- Popular edge of city centre location
- Excellent public transport connections
- High Street and Belgrove stations a short walk
- Onsite childrens nursery
- Excellent local amenities

Location

Overlooking Duke Street to the north and Wellpark Street to the south, the premises are located around 0.5 miles east of Glasgow City Centre.

Directly opposite is the Wellpark Brewery and the Drygate Brewery Bar and Restaurant. Collegelands, a significant office development is located a short distance to the west. There are a variety of bars/restaurants/cafes locally together with Lidl and Morrisons Supermarkets closeby.

The subjects are close to J15 of the M8 motorway. J1 of the M74 is also a short drive away to the south. Glasgow International Airport lies 10 miles to the west. Bellgrove train station is located within close walking distance and regular bus services to the Greater Glasgow area operate on Duke Street.

There are 23 secure on-site car spaces, including two disabled spaces. The vendor also leases a car park immediately to the east of the subjects for overspill parking and there is also Pay & Display on-street parking locally.



Description

The subjects comprise the B listed former Wellpark School comprehensively re-developed and interconnected with the A listed former Kirkhaven Church, which is an imposing property over two floors with a mezzanine constructed internally. The on-site courtyard ca Park is accessed via a secure steel gate.

The A listed Kirkhaven Church is an imposing property over two floors with a mezzanine being constructed internally. The northern elevation to Duke Street contains fantastic ornate stonework in the style of a temple with a pair of giant Corinthian columns, together with a large central doorway. The roof over the property is pitched and slate covered.

The on-site courtyard parking is accessed via a secure steel gate. Within the grounds, there is the outdoor play area for the nursery and an area of landscaped ground at the corner of Duke Street and Melbourne Street (north east elevation).

Accommodation

The principle access for the subjects is from Wellpark at 120 Sydney Street to a reception area with the stairs to the upper floors and a lift operating to all floors. The reception area

and staircases are attractively designed incorporating exposed stonework and glass. The children's nursery has its own designated entrance from Wellpark Street.

Internally, the premises have been refurbished to provide office suites of various sizes throughout. On each floor, there are male and female toilets and tea prep facilities. The Kirkhaven accommodation is arranged around a central atrium where there are breakout facilities for the tenants within the open plan ground floor core area. There is fantastic ornate ceiling detail and corncing design.

Available Suites

GF Suites 1, 2, 6	717 sq ft	67 sq m
1F Suite 12	294 sq ft	27 sq m
2F Suite 17	174 sq ft	16 sq m
2F Suite 18	348 sq ft	32 sq m
2F Suite 20	146 sq ft	14 sq m
2F Suite 21	180 sq ft	17 sq m
Mezz. (Kirkhaven)	718 sq ft	67 sq m



Rents

Rents from £2,940 per annum (£245 pm) exclusive of VAT on an all inclusive basis.

Service Charge

Included in the all inclusive rent.

Business Rates

All suites qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further info please contact the Director of Finance at Glasgow City Council.

EPC

The Energy Performance Certificate shall be assessed upon completion.

VAT

All prices, rents, etc are quoted exclusive of VAT.

Viewing

Marc Erunlu

marc@lapsleymcmanus.com

Lapsley McManus Property Consultants

72 Waterloo Street, Glasgow G2 7DA

info@lapsleymcmanus.com

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. May 2018.

For further information please call today 0141 556 1222