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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

We have not tested any electrical or other appliance/equipment and purchaser should make own enquiries. No warranty is given. All sizes are approximately only. Plan is schematic and for guidance only.

G & S Properties gives notice that:

1. These particulars do not form any part of any offer or contract;
2. They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

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## EXCHANGE HOUSE, 50 DRYMEN ROAD, BEARSDEN, G61 2RH

CENTRALLY POSITIONED THIS EXECUTIVE BUSINESS CENTRE OFFERS A SELECTION OF LUXURY HIGH SPECIFICATION BUSINESS SUITES SPECIFICALLY TARGETING SMALL BUSINESS PROFESSIONALS OR COMPANIES LOOKING FOR A SATELLITE LOCATION FOR MEETING CLIENTS OUTWITH THE CITY CENTRE. INDIVIDUAL SUITES CATERING FOR ALL BUSINESS NEEDS OFFER A PLEASANT WORKING ENVIRONMENT TO INCLUDE:

- HIGH PERFORMANCE CAT5 TELEPHONE SYSTEMS INCORPORATING MESSAGING, MUSIC AND INTERNET / ISDN ACCESS.
- SYMPATHETIC ATTRACTIVE OFFICE FURNISHINGS.
- SECURE ENTRY SYSTEMS.
- BOARD ROOM FACILITIES.
- VERSATILE INDIVIDUAL OFFICE FLOOR PLANS.
- SHORT TERM LICENCES.

Units range in size from circa 145 sq ft upwards and are all newly fitted to a high specification as per the attached floor plan. Offices share newly fitted kitchen, Bathroom facilities and common Board Room. The building has been fitted with Cat 5E cabling and ADSL Internet line. Offices come furnished with two workstations. The size of the units can be varied by use of a removable partitioning system.

### LICENSE AGREEMENTS AND COSTS

Licences will be available on a monthly basis. Once month licence payment in advance. All licence payments include rates, electricity and heating. Telephone communication lines, Internet connection and Board Room will be billed monthly.

OFFICE	ASPECT
A	North
B	North
C	North
D	North-East
E	East
F	East / South
G	South
H	South
J	South / West
K	East

