



**ROSEMOUNT
WORKSPACE**
a subsidiary of Teamwork Development Trust Ltd.

HIGH QUALITY OFFICE/INDUSTRIAL UNITS

- FLEXIBLE ACCOMMODATION
- EXCELLENT ROAD LINKS VIA THE M8/M74/M77
- LARGE ON-SITE CAR PARK
- 24 HOUR ACCESS AND CCTV SECURITY
- ENTRY WITHIN A WEEK
- INDUSTRIAL RENT: **£7.50/SQFT**
- OFFICE RENT: **£9.50/SQFT**



OFFICE/INDUSTRIAL SPACE TO LET

VARIOUS UNITS AT ROSEMOUNT BUSINESS PARK, CHARLES STREET, GLASGOW, G21 2QA

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk 0141 331 2807, www.shepherd.co.uk



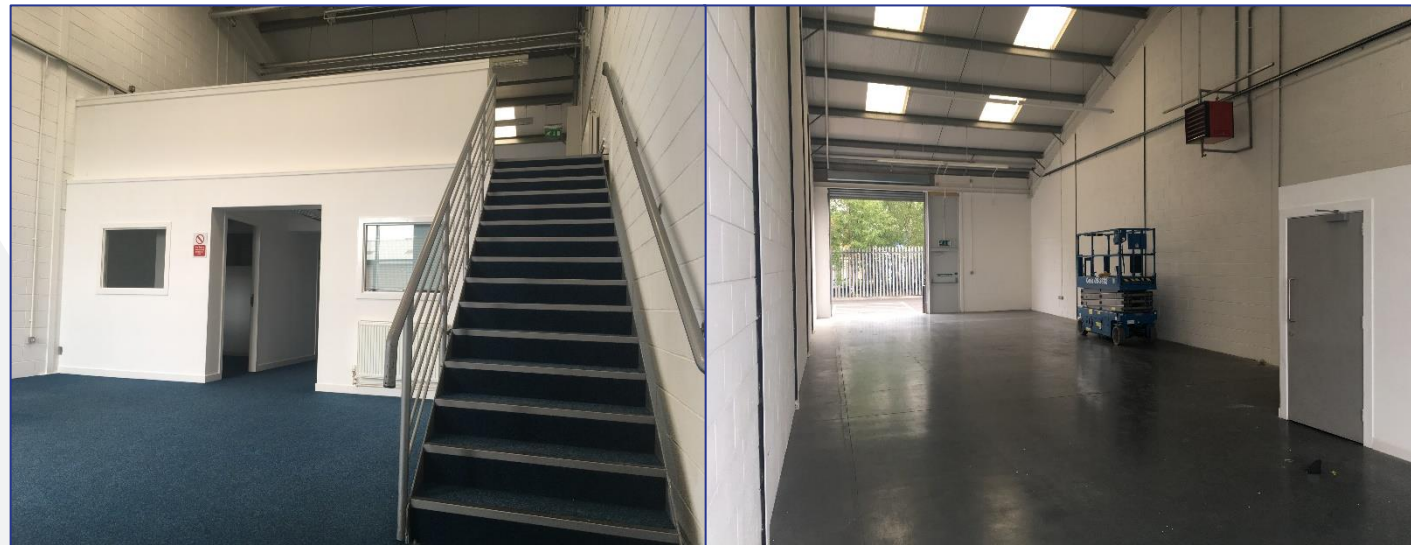
LOCATION

Rosemount Business Park is located on the north side of Charles street within the Royston area of Glasgow, approximately 1.5 miles north east of Glasgow city centre.

Rosemount Business Park benefits from excellent road links via junction 15 of the M8 located approximately one mile to the south of the subjects. The motorway offers quick access to both Glasgow City Centre and all other motorway networks in the area.

Surrounding businesses include Tesco, Post Office, Safestore Self Storage, Rosemount Life Learning, GSPC, Focus and Novus. Royston Library, Royston Primary School, Saint Roch's Primary School and Saint Roch's Secondary School are located nearby.

The area benefits from good transport links with numerous bus routes along Royston Road and Alexandria Parade and Barnhill Railway Station is located within 20 minutes walk of the subjects.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD
Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk 0141 331 2807

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ROSEMOUNT BUSINESS PARK, CHARLES STREET, GLASGOW, G21 2QA

DESCRIPTION/ACCOMMODATION

The subjects comprise a variety of mid and end terraced office units within a single storey multi let block. The building is constructed of steel frame with block infill walls, surmounted by a pitched profile metal sheet covering, incorporating translucent panels.

The units benefit from electrically operated roller shutters protecting window units and access doors.

Additionally, the business park benefits from large on-site car park, 24 hour secure access, CCTV surveillance and full perimeter infra-red sensors linked to a 24 hour off-site monitoring station. There is also an onsite management suite and childcare facilities

RENTAL

The subjects are available on a new FRI lease, terms of negotiable duration. Our client is seeking offers in the region of:

- Office - £9.50/sq ft per annum
- Industrial - £7.50/sq ft per annum

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATING

All units require to be reassessed by the Local Rating Department.

EPC

A copy of the EPC can be provided to interested parties.

SERVICE CHARGE

We understand that there is a service charge in relation to the maintenance of the common areas of the business park. We understand that the current annual service charge is £2.46 per sq ft.

LEGAL COSTS

Please note that the incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.

VIEWINGS

Strictly through appointment with the sole agents.

ROSEMOUNT WORKSPACE LTD

Rosemount Business Park is owned and managed by Rosemount Workspace Ltd. Rosemount Workspace Ltd is a subsidiary of Rosemount Development Trust and is a registered not-for-profit charity, limited by guarantee.

The Trust was formed in 1989 by a group of local residents who were concerned about the high level of unemployment and poverty in Royston, Glasgow. Rosemount Business Park was completed in 1999 by Rosemount Workspace Ltd and continues to provide high quality rental space while supporting the community of Royston, Glasgow.

Rosemount Workspace Ltd aim to provide high quality accommodation whilst being 'a landlord with a difference'.

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows approximate Gross Internal Area:

ACCOMMODATION	SqM	SqFt
UNIT M7/8 (industrial)	418	4,100
UNIT W5 (Industrial) Click here to take video tour	209	2,250
UNIT M3/13 (office)	209	2,250
UNIT E4 (Office)	70	750



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