

TO LET OFFICE SUITE

MCCALLUM HOUSE WATERMARK BUSINESS PARK

375 Govan Road, Glasgow, G51 2SE



Key Highlights

- Ground floor area covering 2,776 sq. ft. (257.9 sq. m.)
- Adjacent to creative hub of Pacific Quay
- Excellent access to M8 as well as public transport
- 6 dedicated car parking spaces

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned on a yellow rectangular background.

Location

The property is located within the Watermark Business Park just off Govan Road, in close proximity of BBC Scotland headquarters, Scottish Exhibition and Conference Centre (SECC) and is also situated in the Creative Clyde Enterprise Zone. It offers excellent provision of public transport with nearby access to the Glasgow underground network and plentiful bus services – allowing easy access to the City Centre just 3 miles away. Access to the M8 is incredibly convenient via Junction 23 while Glasgow Airport lies just 6 miles away.

Description

McCallum House is a modern purpose-built three storey detached office pavilion with the subject itself located on the ground floor of the property. The suite contains 2 meeting rooms, a tea prep facility, toilets and a shower room. The subject offers plentiful natural light via attractive full height glazing in part with window blinds, as well as suspended ceilings, raised access flooring and gas fired central heating.

Six car parking spaces are also available with the property.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the suite to be:

	SQ FT	SQ M
Ground Floor Suite	2,776	257.9

Energy Performance

An EPC is available on request.

Rateable Value

The incoming tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the current valuation rolls as:

Ground Floor Office - £31,000 (April 2017)

Lease Terms

Terms on application.



Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole letting agents.

Contact

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