

# PROPERTY

By  Jobs & Business  
Glasgow

## TO LET

BUSINESS CENTRE ACCOMMODATION  
FESTIVAL BUSINESS CENTRE,  
150 BRAND STREET, CESSNOCK, G51 1DH

- Units from 10.96 sq m (118 sq ft) Very Competitive Rents from £9.00 per sqf
- Larger units approximately: 111.52 sq m (1,200 sq ft) (Could accommodate larger requirements (subject to availability))
- Several suites may qualify for Rating Relief (Small Business Bonus Scheme / Fresh Start)
- Flexible lease terms available
- Attractive location
- Reception service/meeting rooms Rent - from £9.00 per sq ft



24/7  
Access



Car Parking



Transport  
Links



CCTV



WIFI



Air Con



Reception



Conference  
Facility



Meeting  
rooms



Cessnock Subway  
2 Mins Walk

[www.propertybyjbg.co.uk](http://www.propertybyjbg.co.uk)



## LOCATION

Festival Business Centre is located within the Cessnock area of Glasgow approximately 3.8 miles south west of Glasgow city centre. The Cessnock area benefits from excellent transport links via the M74 and M8. Cessnock Subway Station is within 0.2 miles and Dumbreck train station is located approximately 0.8 miles from the subjects.

The Cessnock area has seen an increase in economic activity within recent years partly as a result of the relocation of the BBC and other occupiers to the Pacific Quay which is located approximately 0.5 miles from the subjects.

Occupiers within Festival Business Centre include NHS, Health at Work, McDougall and ASC Stainless Steel Fixings.

## FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), suites range in size from 10.96 sq m (118 sq ft) to approximately 111.52 sq m (1,200 sq ft). Multiple office lets are available for larger floor plate requirements. Capable of sub-division – Requirements for smaller suites can be accommodated.

For an up-to-date availability schedule, please contact:

Shepherd Chartered Surveyors  
5th Floor, 80 St Vincent Street, Glasgow, G2 5UB  
0141 331 2807 or [jbgenquiries@shepherd.co.uk](mailto:jbgenquiries@shepherd.co.uk)

## FEATURES

Festival Business Centre is a two storey office building providing a variety of suites ranging from 118 sq ft with larger suites of approximately 1,200 sq ft. The building is of steel frame, brick/block construction under a pitched profile metal sheet roof. Festival Business Centre has a full height glazed entrance.

Suites benefit from a modern fresh finish with carpeted floors, painted plasterboard walls and a combination of suspended ceilings with recessed fluorescent lighting and plasterboard ceilings with strip lighting. Occupiers have use of common WC facilities, shower facilities and kitchen facilities.

Festival Business Centre offers full reception services from Monday to Friday between 8.30am and 5pm, although access can be gained outwith these hours. Several self-contained suites are available within the Centre which offer direct 'front door' access. In addition, the centre offers an excellent degree of secure car parking facilities.







## BUSINESS RATES

The individual office suites are valued and assessed separately for Rating purposes.

For information on a specific quite, please contact the Assessor on 0141 287 1111 or go to [www.saa.gov.uk](http://www.saa.gov.uk)

The poundage rate for the financial year 2018/2019 is 48 pence for properties with a Rateable Value up to £51,000 and 50.6 pence for properties with a Rateable Value above that threshold.

Effective from 1st April 2018, there has been an expansion of Fresh Start Relief to include all property types, halving the period the property has to be empty to qualify from 12 months to six; and doubling the level of relief from 50% to 100% for the first year of any new occupation albeit subject to an upper limit of NAV/ RV £65,000. To qualify, properties must have been receiving vacant rates relief

for a minimum of 6 months.

From 1st April 2017, the Small Business Bonus Scheme provides relief for qualifying occupiers at 100% for properties with a Rateable Value up to £15,000 and 25% for those where the Rateable Value is between £15,001 and £18,000. The upper limit for 25% relief for multiple premises is a cumulative Rateable Value of £35,000 (the 25% relief is available for qualifying occupiers for each individual property with a Rateable Value of £18,000 and under) from 1st April 2017. Small Business Bonus Scheme relief will be subject to the operation of other reliefs including Empty Property Relief, Rural Rate Relief, Charitable Rate Relief, Disabled Persons Rate Relief, discretionary relief for not-for-profit recreational clubs, Fresh Start relief and Business Growth Accelerator Relief, each of which may be available in certain circumstances.

## RENT/LEASE

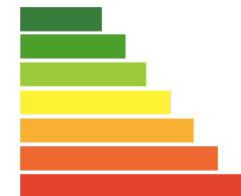
Our client is seeking annual rental offers in the region of £9.00 per sq ft on negotiable lease terms. Our clients remain flexible on length of lease and will offer extremely competitive terms (subject to covenant etc).

## SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £6.50 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available to interested parties.

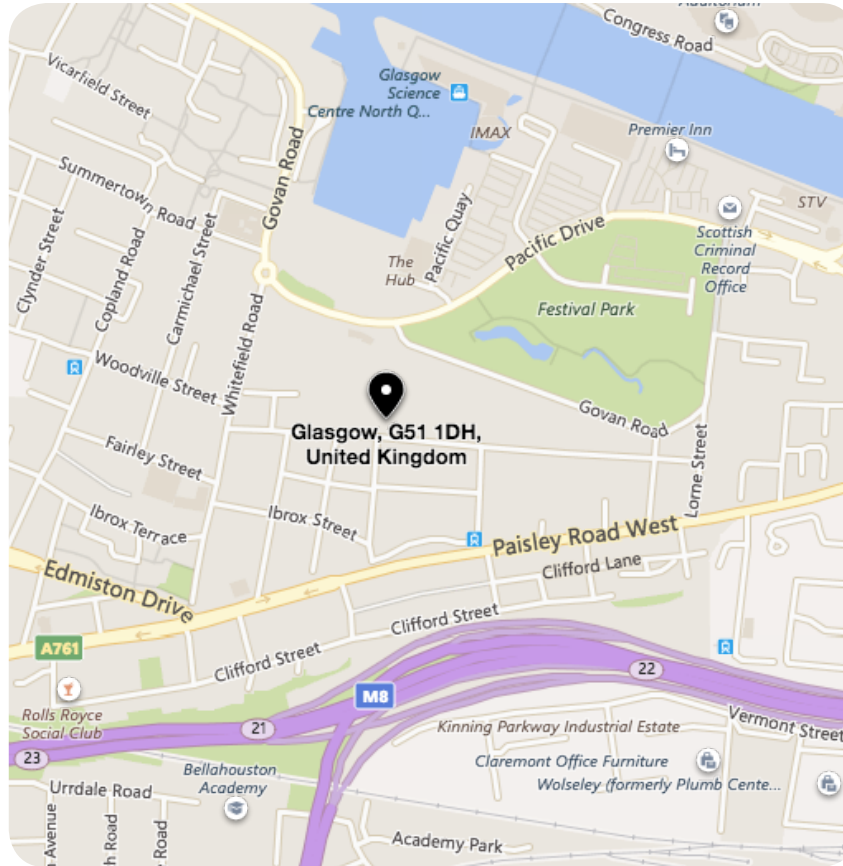


## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.



## FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

[www.propertybyjbg.co.uk](http://www.propertybyjbg.co.uk)

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