

Office To Let

Tribune Court, 2/4 Roman Road,
Bearsden G61 2SW



- Modern Ground and First Floor Office
- Suites available from 345 sq ft – 1,847 sq ft (32.1 sq m – 171.59 sq m)
- Exclusive courtyard development
- Adjacent to local amenities
- Potential for alternative uses
- Car parking available



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Location

Tribune Court is a modern courtyard style office development located on the south side of Roman Road in Bearsden.

Bearsden is an affluent suburb of Glasgow and lies approximately 5.5 miles to the north west of the Glasgow city centre. There are extensive staff amenities adjacent to the property including retail outlets, coffee shops, sandwich bars and restaurants.

Description

The development is constructed from brick and stone walls set beneath a pitched and tiled roof. The offices provide modern functional accommodation of a high specification, offering the following features:

Internally, the floor is carpeted and the walls are plastered and painted. The suites comprise raised access flooring and the suspended tiled ceilings incorporate recessed lighting.

There is some existing fit out available in suites 2 & 3 (meeting room partitions) which may be utilised by a potential occupier.

Suite 1 lies adjacent to the entrance into the courtyard development therefore benefiting from its profile onto Roman Road.

Dedicated car parking is provided adjacent to the offices in the courtyard.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the approximate Net Internal Area as:

Area	Area m ²	Area ft ²
Suite 1	72.84	784
Suites 2 & 3	171.59	1,847
Suite 6	65.50	704
Total	309.93	3,335

Energy Performance

Available on application.

Rateable Value

The subjects are entered in the valuation roll as follows:

Suite 1	NAV/RV £14,600
Suite 2 & 3	NAV/RV £33,500 (currently assessed as two separate units, may need to be reassessed as a single unit)
Suite 6	NAV/RV £11,600

In the normal manner, the incoming tenant will be responsible for any business rates costs incurred in association with their occupation. Further information is available on the Scottish Assessors website (www.saa.gov.uk)

Asking Terms

Rent and lease terms are available on application.

VAT

VAT will be payable on the rent and other charges.

Legal Costs

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

Viewing & Further Information

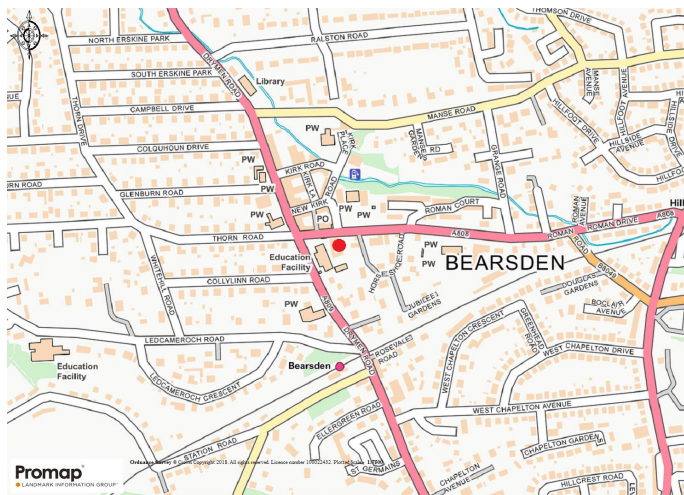
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