

28 Spiers Wharf

Glasgow, G4 9TG



Key Highlights

- Office extending to 6,300 sq. ft. (585.28 sq. m.)
- Within 1 mile of Glasgow City Centre
- Fitted out suite
- Good connectivity to J16 of the M8 Motorway
- Communal parking
- 300 MB Virgin fibre broadband

SAVILLS GLASGOW
163 West George Street
Glasgow G2 2JJ
0141 248 7342

savills.co.uk



Location

Speirs Wharf is a Glasgow landmark occupying a prominent location at the head of the Forth and Clyde Canal in Port Dundas overlooking the city centre. The property is situated within close proximity to J16 & 17 of the M8 and lies approximately 1 mile north of the city centre.

Surrounding occupiers include Johnson Poole & Bloomer, CDP Architects, Denovo Business Intelligence and Mac Adventures. Ocho Bar and Diner and Ocho Spa provide excellent leisure facilities. Unrestricted car parking is available throughout. In recent times, the canal has received significant investment from British Waterways, which has included providing a pontoon the full length of Speirs Wharf together with watersport facilities close by.

Description

28 Spiers Wharf benefits from the following specification:

- Open-plan office
- 2x private offices
- 2x meeting rooms
- 1x boardroom
- Shower facilities
- Comfort cooling (in part)
- Kitchen/break out area
- Free onsite parking

This office is suitable for a range of occupiers and provides high quality accommodation in 'walk-in' condition.

In addition, the office benefits from 300MB fibre broadband.

Accommodation

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

FLOOR	SQ FT	SQ M
28 Spiers Wharf	c. 6,300	c. 585.28

Rateable Value

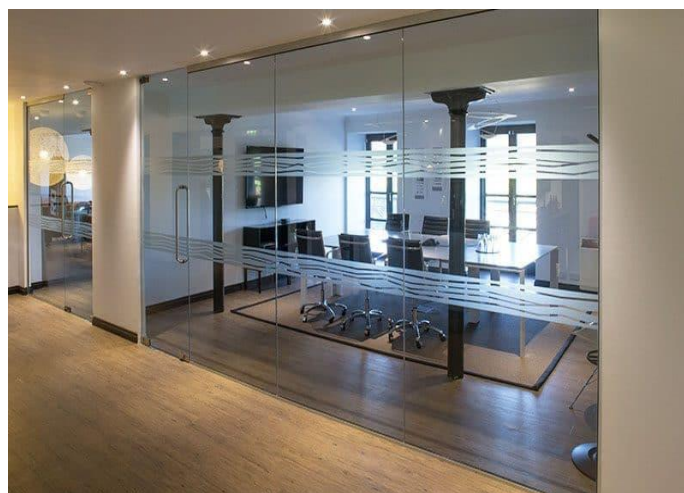
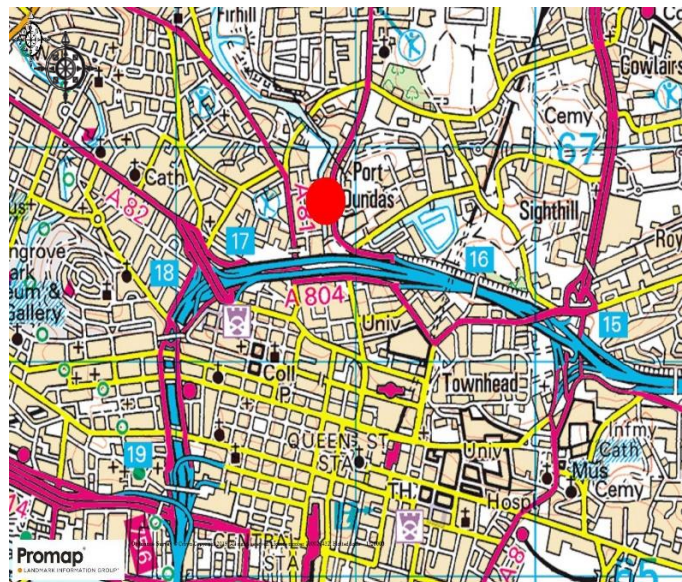
The incoming tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the current valuation rolls as:

28 Spiers Wharf - £54,500 (April 2017)

Contact

Colin McGhee
0141 222 4140
colin.mcghee@savills.com

David Cobban
0141 222 4101
dcobban@savills.com



Energy Performance

An EPC is available on request.

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 the sole advisers:

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | July 2019

savills