



TO LET

OFFICE/LEISURE

City Wall House, 32 Eastwood Avenue, Shawlands, Glasgow, G41 3NS

Located within the popular Shawlands area of Glasgow

Good quality office space

Suites available from 2,150 to 2,800 sq.ft.

One suite benefits from Class 11 (Leisure) use

Flexible lease terms available

Rental offers on application

LOCATION

City Wall House is located on the north side of Eastwood Avenue, close to its junction with Kilmarnock Road. The building forms part of Shawlands Arcade and Car Park and has neighbouring occupiers including, Pure Gym, Sainsburys, Boots and B & M.

The building offers a convenient location for staff with excellent retail, banking and restaurant amenities in the Shawlands area. Public transport is also provided by numerous bus services along Kilmarnock Road into the City Centre, and rail services at Shawlands and Pollokshaws East Train Stations which are located a short walk from the subject property.

DESCRIPTION

The accommodation provides good quality offices with excellent natural lighting. The property benefits from perimeter trunking, suspended ceilings, secure entry and on site security.

The larger suite benefits from Class 11 (Leisure) use and as such can be used for a gym, yoga studio or dance studio.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Ground Floor (1A):	199.74 sq.m.	(2,150 sq. ft.)
Ground Floor (1B):	250.13 sq.m.	(2,800 sq. ft.)

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of;

Suite 1A:	£26,000
Suite 1B:	£24,250

Please note that a new occupier has the right to appeal the current assessment.

RENT

Competitive rental and lease terms are available upon request.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

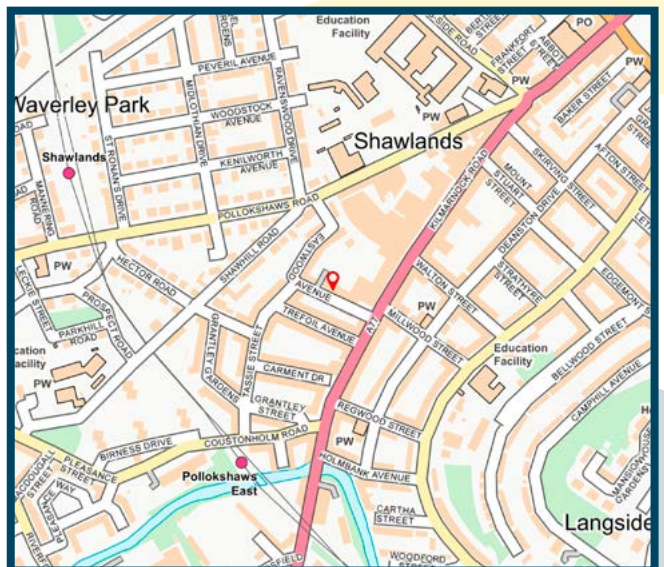
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