

To Let

Melisa House
Festival Court
Glasgow
G51 1DR

**Modern First Floor Office
Suite with Dedicated Car
Parking**

4,500 sq ft (418 sq m)

September 2019

0141 300 8000
avisonyoung.co.uk/15141



- ◆ Raised access floor
- ◆ Air-conditioning
- ◆ 8 person passenger lift
- ◆ 9 dedicated car parking spaces
- ◆ Excellent natural light
- ◆ Glazed curtain wall entrance
- ◆ Fully DDA compliant
- ◆ Dedicated toilets and kitchen area
- ◆ EPC rating 'D57'

Property ref : 15141

Location

Festival Court is situated to the west of Glasgow city centre on the south side of the River Clyde, Melisa House occupies a prominent position at the corner of Brand Street and Whitefield Road. The Clyde Arc Bridge is two minutes away, connecting the property to the city centre and the west end of Glasgow and there is easy access to the M8 and M77 motorways

The location is well serviced by public transport links to the city centre and surrounding areas, with a number of bus routes and both Cessnock and Ibrox Subway Stations within a four minute walk away from the building.

Pacific Quay is within a minute's drive, known for its media occupiers including the Glasgow Science Centre, BBC Scotland's Headquarters and STV, but also home to amenities including The Village Hotel & Gym.

Description

Melisa House is a stand alone, two storey office building providing modern office accommodation with an impressive specification as detailed. Other features include secure door entry and an 8 person passenger lift.

Accommodation

Description	Sq ft	Sq m
First (1/2)	4,500	418

Rental & Lease Terms

The accommodation is available to let on new flexible full repairing and insuring lease terms at a rental of £12.00 per sq ft.

Rates

The ingoing occupier will be liable for all Local Authority rates incurred as a result of their occupation.

VAT

All rents, service charges etc are quoted exclusive of VAT which is payable at the prevailing rate

EPC

The building has an EPC rating of 'D57'

For further information or to arrange a viewing please contact:

Michael Facenna

Tel: 0141 305 6383

Email: michael.facenna@avisonyoung.com

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Avison Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

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