



TO LET (MAY SELL)

OFFICE PREMISES

314-316 Battlefield Road, Glasgow, G42 9JD

Office block arranged over ground and first floor levels.

Ground and first floor offices are available for lease/purchase separately.

Located in the popular Battlefield area of Glasgow.

Net internal area of 133.45 sq.m. (1,437 sq.ft.) approx.

New FRI lease available by agreement.

Rental offers in excess of £15,000 per annum.

LOCATION

The subjects are situated on the south side of Battlefield Road, within the block bounded by Brisbane Street and Kings Park Road within the Battlefield district of Glasgow which is situated approximately 3 miles south of the city centre.

The premises are near an established parade of retail units serving the immediate surrounding residential community and other nearby occupiers include Florida Park Pub, the Glasgow Flooring and Rug Co. and Clincarthill Parish Church of Scotland.

The property benefits from excellent public transport links to Glasgow City Centre with Mount Florida train station being less than half a mile away and the property is on a main bus route which priorities services to, and from, the City. A bus stop is actually located adjacent to the property.

The approximate location of the subjects is as shown on the attached plan.

DESCRIPTION

The property is arranged over ground and first floors within a two storey office block.

Principal access to the property is via a timber framed and glazed doorway.

The premises provide the following accommodation over 2 floors:

Ground Open plan office/reception area, 2 meeting rooms, and toilet facilities.

First Open plan office accommodation, meeting room, tea preparation area and toilet facilities.

FLOOR AREAS

According to measurements taken on site, we estimate the net internal area of the property to be as follows:

Ground:	68.52sq.m	(738sq.ft.)
First:	64.93sq.m	(699sq.ft.)
Total:	133.45sq.m	(1,437sq.ft.)

LEASE TERMS

Our client is seeking to lease the property on a new Full Repairing and Insuring lease for a minimum period of 5 years.

Rental offers in excess of £15,000 per annum are invited for the ground and first floor.

There is also an option to lease the ground and first floor separately. Please contact the acting agent for further information.

PURCHASE TERMS

Whilst our clients preference is to lease the premises offers for the hertiable interest of the property will be considered.



RATING ASSESSMENT

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll with the following Rateable Values:

Ground Floor: £7,000

First Floor: £6,600

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

ENERGY PERFORMANCE RATING

The property has an Energy Performance Rating of E.

A copy of the Energy Performance Certificate can be made available on request.

VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing is strictly by contacting:

Claire Hutton
T: 0141 352 6406
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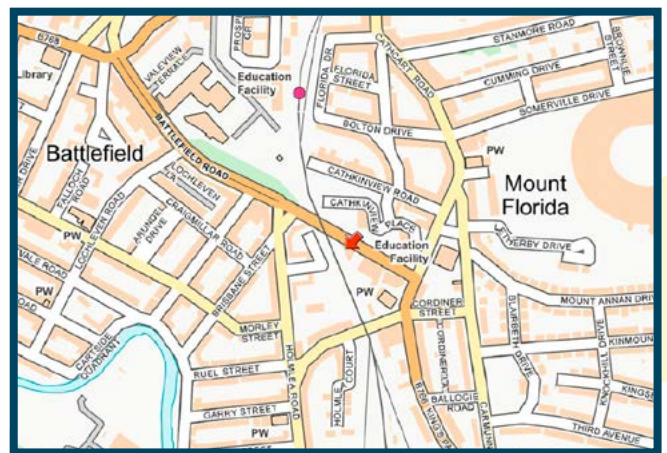
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WSA1586



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