



LapsleyMcManus  
Property Consultants

# To Let

**SUITES  
QUALIFY FOR  
100% RATES RELIEF**



## Cost Effective Office Suites within Superbly Refurbished Building

Maryhill Burgh Halls,  
10/24 Gairbraid Avenue  
Glasgow G20 8YE

Further information at  
[www.maryhillburghhalls.org.uk](http://www.maryhillburghhalls.org.uk)

- Suites from 215 sq ft - 1,640 sq ft
- Rents from £355 +VAT pm (all inclusive)
- Superb working environment
- On site nursery, coffee shop and sports centre
- Fully DDA compliant
- Raised access floors
- Part air conditioned
- Meeting facilities
- Courtyard area
- Suites qualify for 100% Rates Relief

AGENCY / INVESTMENT / VALUATION / RENT REVIEWS / RATING



Main Entrance Courtyard

### Location

The property occupies a prominent corner position at the junction of Maryhill Road with Gairbraid Avenue, approximately 2.5 miles north west of Glasgow city centre. Maryhill Road connects Glasgow city centre and the West End with the affluent suburbs of Bearsden and Milngavie.

The local area has undergone significant regeneration with new residential developments and a new Health Centre and Pharmacy. The Burgh Halls have unrivalled facilities on site including Maryhill Leisure Centre (part of the Glasgow Club), Primrose Childrens Nursery and on site coffee shop and museum.

Occupiers within the building include Maryhill Burgh Halls Trust, Cube Housing, Primrose Nursery, Blair Hill Media, George Buchanan Architects, Kare Plus and Bryson and Co. Accountants.

### Description

The Category B listed Maryhill Burgh Halls date back to c. 1878 have been comprehensively redeveloped and extended providing a fabulous contrast of traditional and modern architecture.

The building has finished to a high standard incorporating

excellent finishes within both the offices and common areas with the focal point being a marvellous entrance foyer with glass curtain walling, where the coffee shop and museum are located, and benefitting from excellent natural daylight overlooking a court yard area.

The accommodation varies from smaller office suites capable of accommodation 3-10 members of staff together with a fully fitted recording studio (Suite F6) and a fabulous larger open plan office on the 2nd floor incorporating both period and modern finishes and excellent natural daylight from sky lights within the roof.

Finishes within the offices include:

- Raised access flooring
- Air Conditioning
- Gas Central Heating
- Modern Suspended Ceilings
- Carpet flooring
- Good natural daylight
- DDA compliant with lift access to all floors
- Meeting facilities
- Male, female and disabled toilets on all floors
- Secure door entry system
- 24/7 access





## Availability

### First Floor

F3	850 sq ft	£1,200 pm	(A/I)
F7 <b>UNDER OFFER</b>	355 sq ft	£575 pm	(A/I)

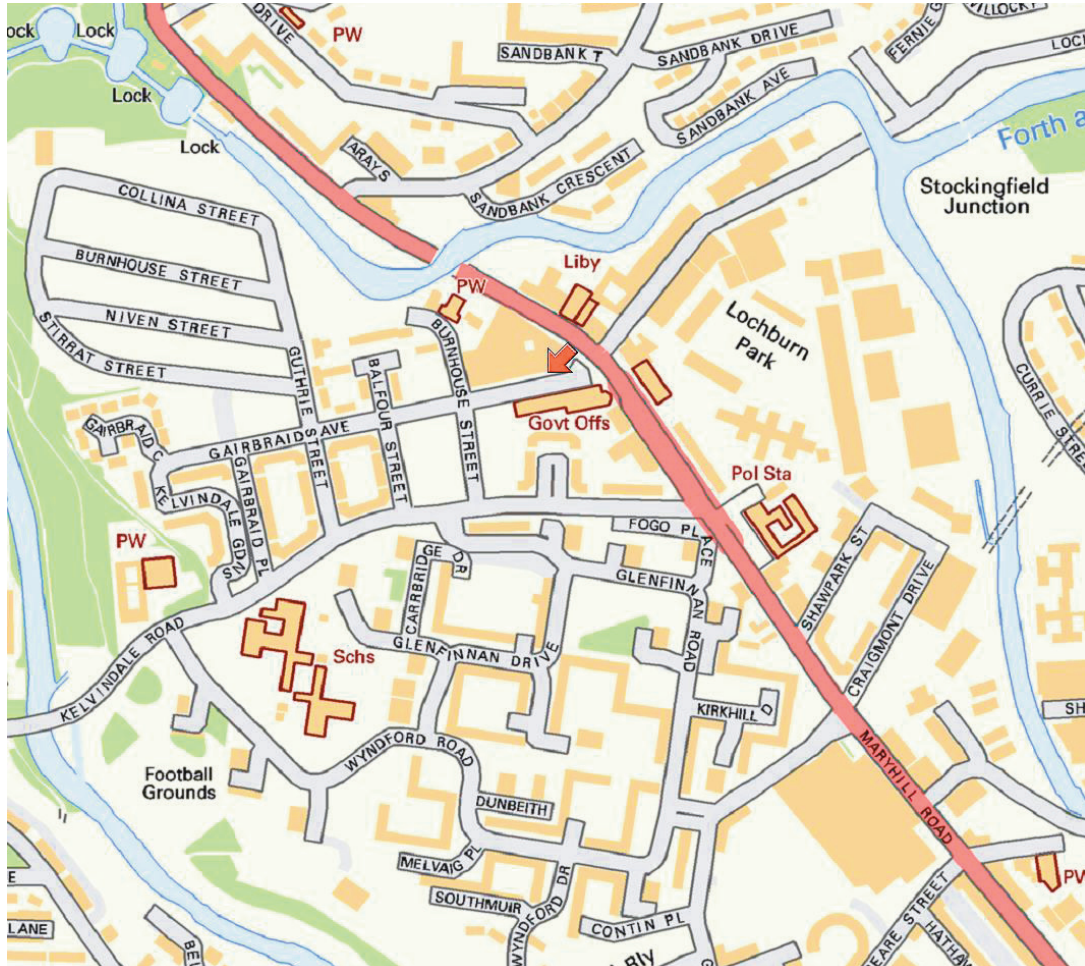
### 2nd Floor

S2	1,640 sq ft	£14,000 pa	
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All inclusive (A/I) rents include the tenants share of the service charge, heating and buildings insurance. Each suite is separately metered for electricity. VAT is charged on the rent.







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### Lease Terms

The office suites are offered on flexible terms to suit the occupier whether than be 12 months or long term leases.

### Business Rates

All office suites have rateable values under £15,000 and therefore qualify for 100% rates relief under the small business bonus scheme.

### VAT

VAT will be payable on the rent.

### Viewing

**Marc Erunlu**

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**For further information please call today 0141 556 1222**