

# PROPERTY

By  Jobs & Business  
Glasgow

## TO LET

MODERN OFFICE ACCOMODATION  
GLENWOOD BUSINESS CENTRE  
GLENWOOD PLACE, CASTLEMILK, G45 9UH

- Variety of suites ranging from 46.46 sq m (500 sq ft) to 232.34 sq m (2,500 sq ft)
- Units capable of interconnecting/sub-division
- Flexible lease terms available
- Reduced/nil rates payable in some cases
- Rent - £7.27per sq ft

GLENWOOD BUSINESS CENTRE



24/7  
Access



Car Parking



CCTV



Transport  
Links



Meeting  
rooms

[www.propertybyjbg.co.uk](http://www.propertybyjbg.co.uk)



## LOCATION

Glenwood Business Centre is a well landscaped estate located within the Castlemilk area of Glasgow approximately 6.3 miles south of Glasgow city centre. The Castlemilk area benefits from excellent transport links via the M74.

Additionally Croftfoot railway station is located within 1.3miles.

## FLOOR AREAS

Total NIA 10,703 sq ft (estimated). Units range in size from 166sqft – c. 4,000sqft.

For an up-to-date availability schedule, please contact:

Shepherd Chartered Surveyors  
5th Floor, 80 St Vincent Street, Glasgow, G2 5UB  
**0141 331 2807** [jbgenquiries@shepherd.co.uk](mailto:jbgenquiries@shepherd.co.uk)

## FEATURES

Glenwood Business Centre comprised of a total of 21 high quality office suites of various sizes within a two storey detached office building. The building is of steel frame, brick/block construction with a pitched profile sheet roof.

The property is not listed or located within a conservation area.





## BUSINESS RATES

Units are valued separately for rates purposes. Some occupiers may qualify for reduced or no rates payable under the Small Business Bonus Scheme. For further information, you should contact the Glasgow City Council Assessor on 0141 287 1111.

## RENT/LEASE

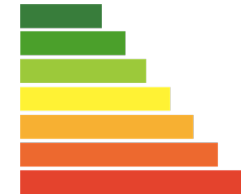
Our client is seeking annual rental offers in the region of £7.27 per sq ft on negotiable lease terms.

## SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £6.38 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

Units within Glenwood Business Centre have an Energy Performance rating of C.

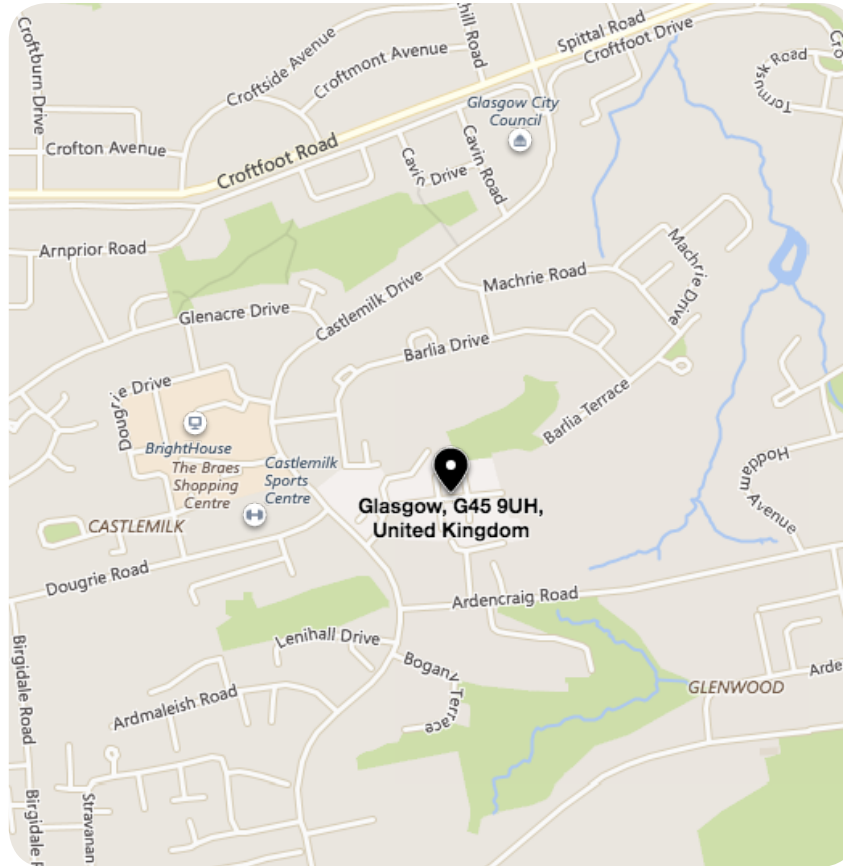


## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.



## FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

[www.propertybyjbg.co.uk](http://www.propertybyjbg.co.uk)

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