



- NIA – 900 sq m (9,689 sq ft)
- Office/Redevelopment opportunity
- Prominent frontage on main road
- Close proximity to Bridgeton Cross Railway Station
- On street car parking
- Strong levels of passing traffic
- Rental upon application
- **Sale: Offers in excess of £500,000 (excl VAT)**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are positioned on the south side of London Road between its junctions with Bridgeton Cross and Silvergrove Street, within the east end of Glasgow. The surrounding area is primarily residential in nature characterised by high density tenemental dwellings, with retail/office units at ground floor level.

The local area has recently undergone a period of large scale development with a large number of residential developments taking place such as the Link Housing development of 68 affordable rental flats on Olympia Street.

The area benefits from an excellent public transportation service with a number of bus services connecting the city centre and the East end of Glasgow. The subjects also benefit from excellent transport links to Glasgow and Edinburgh via the nearby M8 and M74 motorways. Bellgrove and Bridgeton railway stations are key transport links to and from the city centre with the latter being less than a 2-minute walk from the subjects.

The plan overleaf shows approximate location for illustrative purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a self-contained 3 storey office building with an undeveloped area of land to the rear. The building is currently fit out as per its existing use as an office with numerous self-contained partitioned offices. The property has an attractive frontage which allows a high degree of natural daylight into the premises with the main entrance door being protected by a steel roller shutter.

The ground floor level comprises of a number of cellular office rooms together with staff canteen and WC facilities. The property benefits from two staircases as well as a lift serving all floors of the property. Upper floors are of similar configuration as the ground floor with WC facilities located throughout.

On street parking is available both directly outside this property as well as on Anson Street. In addition, the subject benefit from a strip of land to the rear of the building which at present is being used as a car park.

The property may be suitable for a number of alternative uses or redevelopment subject to planning.

ACCOMMODATION

The subjects extend to the following approximate areas, which were measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Ground Floor	290sq m (3,129 sq ft)
First Floor	305 sq m (3,280 sq ft)
Second Floor	305 sq m (3,280 sq ft)

Total 900 sq m (9,689 sq ft)

Approx. land size 315 sq m (3,390 sq ft)

SALE PRICE

We are seeking offers in excess of **£500,000** for our clients heritable interest in the subjects.

RENT

Alternatively, the subjects will be offered on a new fully repairing and insuring lease. Please contact the agent for further information.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £96,000.

EPC

A copy of the EPC will be available upon request.

VAT

All Prices, premiums and rents quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs relative to any letting or sale of the property.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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