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To Let

Office & Industrial Units



Maritime House, 143 Woodville Street, Govan, Glasgow, G51 2RQ

- Attractive office and warehouse combination in a well connected location
- Well Presented cellular office space between 676 sq ft (62.8 sq m) and 2,886 Sq ft (268.1 Sq m)
- High eaves connected warehouse space extending to 25,000 sq ft (2590.7 Sq m)

Viewing strictly by appointment with letting agents.

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LOCATION

The property is situated on Woodville Street within the Govan area of Glasgow. Ibrox underground station is within 200 metres and provides rapid transport to Glasgow City Centre. The M8 motorway is within 5 minutes' drive and access is via junctions 23 and 24. The City Centre is within 10 minutes' drive

DESCRIPTION

The building is a traditional 'shipping' office with period features. There are a variety of open plan and cellular offices suites provided over ground, first and second floors. Kitchen and staff break-out areas are common.

Industrial warehouse space is available ranging from 5,000 sq ft to 25,000 sq ft which is currently bonded. The warehouse space also benefits from overhead craneage and can be made available in combination with office space. The option of private car parking is available.



FLOOR AREAS

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the gross internal area to be as follows:

Maritime House	Sq M	Sq Ft
Suite 1 (Ground Floor)	233	2512
Suite 4 (Duplex)	85.8	924
Suite 6 (First Floor)	268.1	2886
Suite 9	62.8	676
Warehouse	464.5 - 2,322	5,000 - 25,000

TERMS

Our client is offering the available accommodation on new flexible lease terms. Incentives are on offer depending on early commitment and lease length.

RATEABLE VALUE

The ingoing tenant will be responsible for any rates and outgoings applicable to the subjects.

VALUE ADDED TAX/LAND & BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves as to the incidence of VAT in respect of any transaction.

The ingoing tenant will be responsible for any land and buildings transactions costs that may be applicable, together with recording dues.

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