

PROPERTY

By  Jobs & Business
Glasgow

TO LET

MODERN OFFICE ACCOMODATION
WESTWOOD BUSINESS CENTRE,
69 ABERDALGIE ROAD, EASTERHOUSE, G34 9HJ

- Suites from 14.77 sq m (159 sq ft) to 219.88 sq m (2,366 sq ft)
- Flexible leases available
- Reception service/meeting rooms
- On site parking, CCTV
- Rent - from £8.00 per sq ft



24/7
Access



Car Parking



CCTV



Transport
Links



WiFi



Reception



Conference
Facility



Meeting
rooms

www.propertybyjbg.co.uk



LOCATION

Westwood Business Centre is located within the Easterhouse area of Glasgow approximately 6 miles east of Glasgow city centre. Easterhouse benefits from excellent transport links via the M8 and Easterhouse train station located within 0.9 miles.

Located within a peaceful location, Westwood Business Centre offers occupiers a tranquil working environment within easy commuting distance of Glasgow city centre.

FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), suites range in size from 14.77 sq m (159 sq ft) to 219.88 sq m (2,366 sq ft). Multiple office lets are available for larger floor plate requirements.

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

FEATURES

Westwood Business Centre provides a variety of suites. The building is of steel frame, brick/block construction under a pitched profile metal sheet roof.

Internally, suites benefit from a modern fresh finish with suspended ceiling and double glazing throughout. Occupiers have use of common WC facilities, shower facilities, kitchen facilities and dining area.

Additionally Westwood Business Centre benefits from full reception services, meeting and training rooms for hire and internal and external CCTV. Car parking is provided to the front of the centre.





BUSINESS RATES

Suites 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

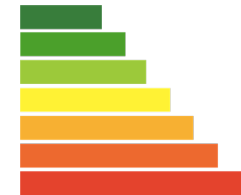
Our client is seeking annual rental offers in the region of £8.00 per sq ft on negotiable lease terms.

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 £6.60 per sq ft.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available to interested parties.



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

Shepherd Chartered Surveyors
5th Floor, 80 St Vincent Street
Glasgow, G2 5UB
0141 331 2807

jbgenquiries@shepherd.co.uk
www.shepherd.co.uk



Disclaimer: The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. October 2018