

**TO LET**

**SELF CONTAINED OFFICE**



**17 BLAIRTUMMOCK PLACE,  
PANORMAMA BUSINESS VILLAGE, GLASGOW, G33 4EN**

- Modern self contained office space
- Established business park
- Feature entranceway
- Dedicated parking (2 spaces)
- Double glazing
- 100% rates relief for eligible companies
- 114.14 sq m (1,229 sq ft)
- Rent £14,000pa

**T: 0141 611 9666**

**[www.thomsonproperty.co.uk](http://www.thomsonproperty.co.uk)**

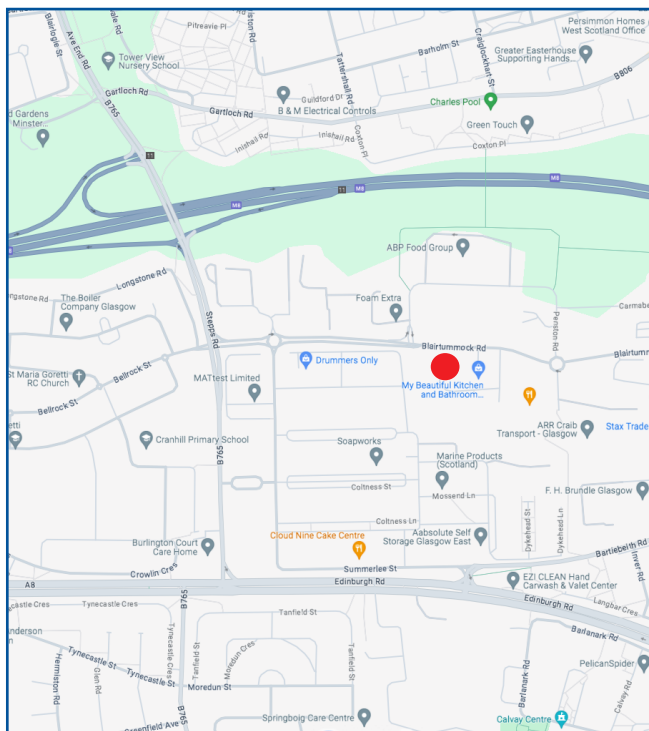
## Location

The property is formed to the south of Blairtummock Place within Panorama Business Village which comprises a well established business park located to the south of Blairtummock Road, a short distance from J11 of the M8 motorway and approximately 5 miles east of Glasgow City Centre.

The Business Park is strategically located, being adjacent to the M8 which provides direct access to the M73 north and M74 south at Baillieston Interchange which is located approximately 2 miles to the east.

The Park is well placed for public transport, with regular bus services passing along Blairtummock Road and Stepps Road. The closest railways station is Shettleston which is approximately 1 mile to the south.

The Park is characterised by a mix of companies which include Scotia Radio, Red Mosquito, Atlas Finance and Comms World.



## Description

The property comprises a modern, self contained mid terraced office, formed over two floors and constructed of brick, having a pitched and insulated profiled metal roof. Excellent natural daylighting is provided by means of double glazed upvc framed windows throughout.

The building is entered via a dedicated entrance doorway which leads to a feature reception hallway area with stairwell to the first floor office space.

The office space is formed over two floors, with the accommodation as detailed below:

**Ground floor:** Feature entrance, hallway, large open plan office, smaller private office, two toilets (one fully accessible and each with WC and WHB)

**First Floor:** Large open plan office



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The specification of the space is excellent and includes the following:

- Double glazing throughout
- Suspended acoustic tiled ceiling
- LED lighting
- Fire alarm system
- Security alarm system
- Carpet tiled floor
- Fully fitted tea prep area with floor mounted units and stainless steel sink
- 2 dedicated parking spaces to front of building
- Accessible toilet

## Areas/Accommodation

From sizes taken at the time of our inspection, and in accordance with the current RICS Code of Measuring Practice, we calculate the property to extend to a net internal area as detailed below:

<b>Ground floor:</b>	49.76 sq m (536 sq ft)
<b>First floor:</b>	64.38 sq m (693 sq ft)
<b>TOTAL:</b>	114.14 sq m (1,229 sq ft)

## Rating

The property is entered in the Assessors Valuation Roll at a Rateable Value of £11,800

The property is eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

## Rent

£14,000pa

## Service Charge

There is a small service charge levied in respect of the maintenance and operation of the business park. This includes site security, landscape maintenance, lighting etc. Full details are available via the agent.

## VAT

VAT is payable on the rent and service charge

## Energy Performance

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

## Legal costs

Each party will bear their own legal costs in the transaction. The ingoing tenant will be responsible for the cost of any Registration Dues or LBTT.

## Date of entry

Immediate entry is available.

## Viewing and further information

By contacting the Sole Letting Agent:

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Glasgow  
G2 4RW

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