

Agency | Lease Advisory | Rent Reviews | Acquisition | Development | Investment | Asset Management

FOR SALE / TO LET

SELF CONTAINED OFFICE SPACE WITH PARKING



19-31 BLAIRTUMMOCK PLACE, PANORMAMA BUSINESS VILLAGE, GLASGOW, G33 4EN

- Modern self contained office space
- **Established business park**
- Dedicated parking (4 spaces) plus visitor parking
- Double glazing
- **LED lighting**
- Close to M8
- 245.27 sq m (2,640 sq ft)
- Rent £27,500pa
- o/o £290,000

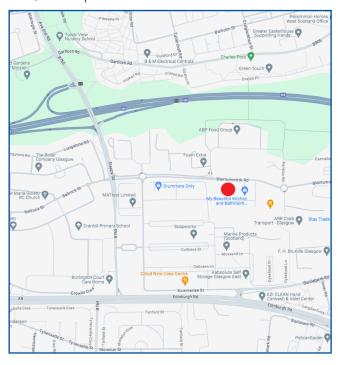
Location

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 and Atlas Finance.



Description

The property comprises a modern, self contained end 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 from the carpark via one of two entrance doorways, providing maximum flexibility for an occupier seeking separate staff / customer areas.

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

Ground floor: Feature entranceway, reception area, large open plan office, smaller open plan office, private office/meeting room, staff kitchen area, two toilets (one of which is fully accessible)

First Floor: Large open plan office with two private offices / meeting rooms, smaller open plan office, tea preparation area, shower room

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
- Full kitchen to ground floor and tea prep to first floor, both with sinks
- 4 dedicated parking spaces to front of building
- Additional visitor parking
- 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 net internal areas as detailed below:

Ground floor: 111.93 sq m (1,205 sq ft) First floor: 133.34 sq m (1,435 sq ft) TOTAL: 245.27 sq m (2,640 sq ft)

Rating

The property is entered in the current Valuation Roll at a Rateable Value of £23,250.

£27,500 per annum

Price

Offers over £290,000

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 purchase price / rent

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.

Viewing and further information

Available by contacting the Sole Agent:

Thomson Property Consultants 2nd Floor 180 West Regent Street Glasgow G2 4RW

Contact: Eric Thomson Tel: 0141 611 9666

Email: eric@thomsonproperty.co.uk



(i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or

(ii) All descriptions, infinitestions, inertience to Coincidinal indexessals per infinitestions are given infinitestions are given into the expension and increases of each of them.

(iii) No person in the employment of Thomson Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.

(iv) All prices, premiums and rents quoted are exclusive of VAT.

(v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.

(vi) Photographs & drawings for illustration purposes only.