

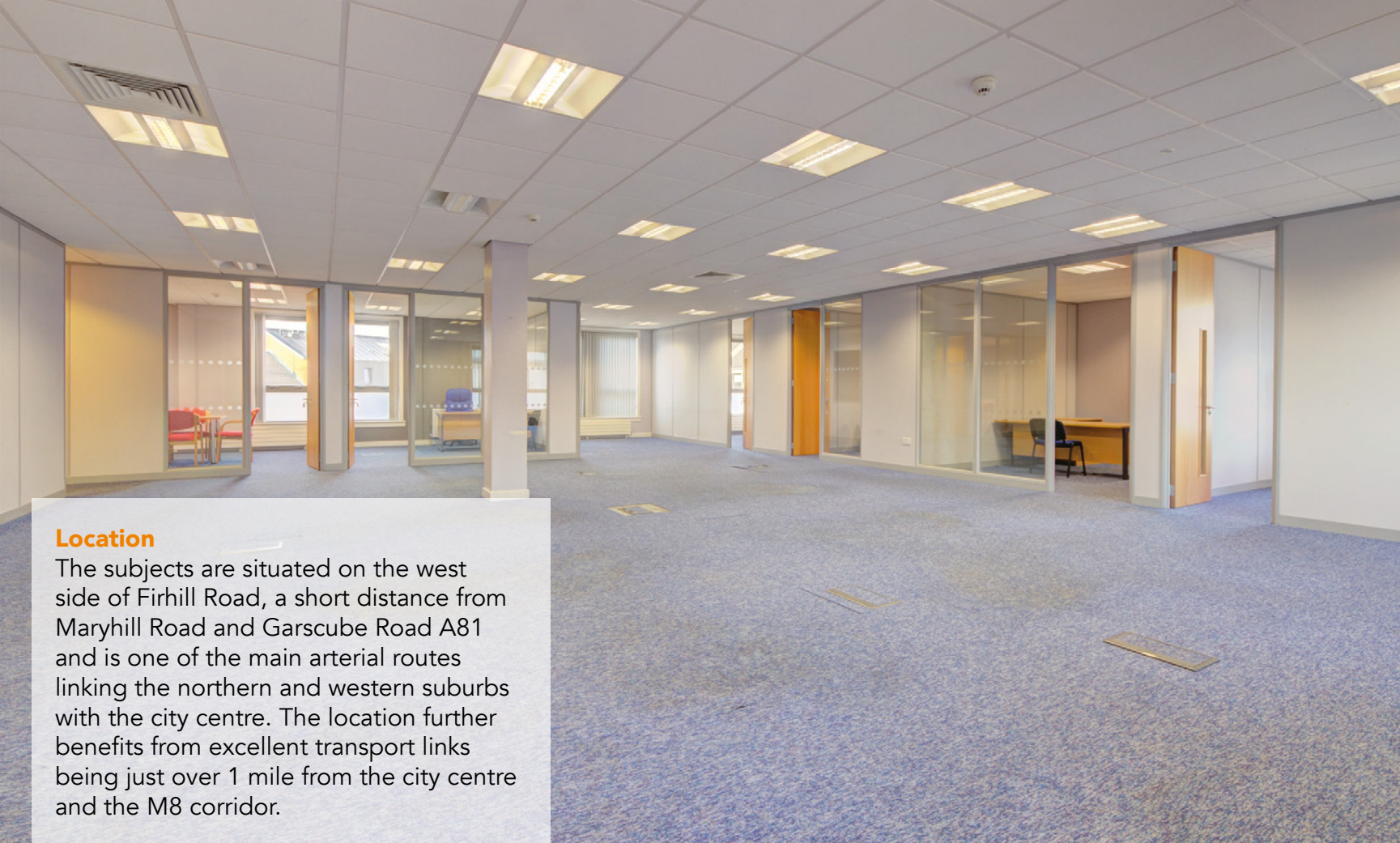
TO LET



HIGH SPECIFICATION OFFICES TO LET WITH DEDICATED PARKING

McCAFFERTY HOUSE

99 FIRHILL ROAD - GLASGOW G20 7BE



Location

The subjects are situated on the west side of Firhill Road, a short distance from Maryhill Road and Garscube Road A81 and is one of the main arterial routes linking the northern and western suburbs with the city centre. The location further benefits from excellent transport links being just over 1 mile from the city centre and the M8 corridor.



McCAFFERTY HOUSE

Description and Floor Areas

The property is highly specified and can offer units of - 950 sqft, 5,000 sqft but retains the flexibility to split the 3rd floor into two suites of 2500sqft. The development provides dedicated parking within kerbed and dedicated, secure car parking entered via a controlled entry.



Specification

- Raised floor access system
- Data boxes
- Double glazing
- Separate dedicated gas central heating system
- High quality carpet and tiled finishes
- Suspended Ceilings
- 2.7m floor to ceiling height
- 10 person passenger lift
- Fully Accessible
- Secure door entry system
- Fully fitted kitchen areas
- Cat2 lighting

Business Rates

We have been advised by the Glasgow City Council Assessors the rateable values are;

GF3 - £8,800

Part 3rd Floor - £25,000

Service Charge

A fair and equitable proportion based on the net lettable area towards the annual running costs of the building. Further details are available upon request.

Disclaimer

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Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email: greg@griffinwebster.co.uk

| Unit No. | Floor Area | Asking Rent PSF | Term |
|----------------|------------|-----------------|----------------|
| G1 | LET | | |
| G4 | LET | | |
| GF3 | 1,638 sqft | £12.00 | Up to 10 years |
| Part 3rd Floor | 2427sqft | £12.00 | Up to 10 years |

Lease Terms

The suites are available for lease on Full Repairing and Insuring basis for a period to be agreed

Legal Fees

Each party will be responsible for their own legal costs with the ingoing tenant will be responsible for SBLT registration dues and VAT incurred thereon.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



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Webster**

PROPERTY CONSULTANTS