

TO LET

QUALITY OFFICE SPACE ARRANGED OVER THREE FLOORS

DM HALL
CHARTERED SURVEYORS

SOUTHBANK MARINA • 12 STRATHKELVIN PLACE • KIRKINTILLOCH • EAST DUNBARTONSHIRE • G66 1TJ



- Stunning views of the Forth and Clyde Canal.
- Dedicated car parking.
- Secure entry system with CCTV.
- Close to transport links & convenient access to motorway (M80).
- Net Internal Area's ranging from 2,346 sq.ft. - 3,315 sq.ft.
- Competitive rents of only £14 per sq.ft.

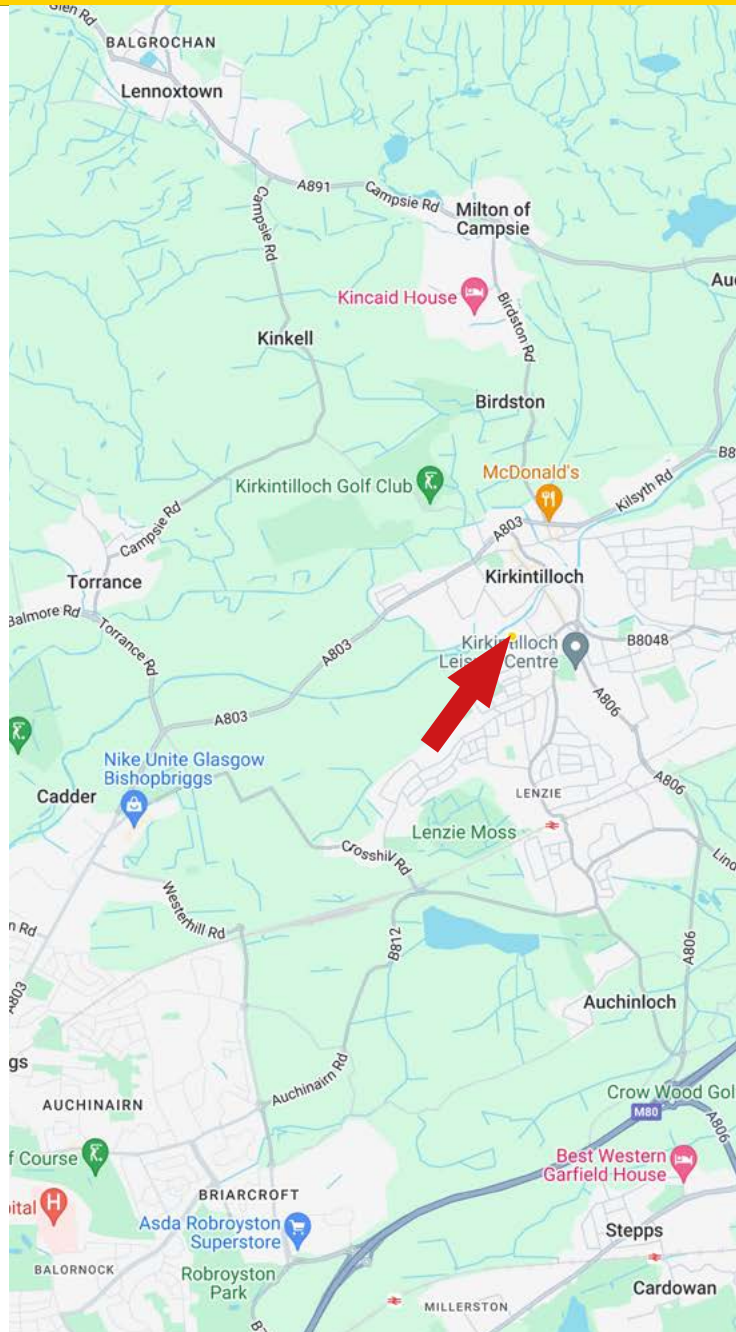
Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

LOCATION

The subject property comprises a three-storey office building within Kirkintilloch, a town situated approximately 11 miles north of Glasgow city centre. Kirkintilloch lies adjacent to the town of Lenzie. The subjects are located on Strathkelvin Place which is parallel to Southbank Road and Donaldson Street.

The property lies within walking distance to the town centre and is afforded by good transport links with Lenzie railway station positioned within 1 mile, and additionally benefits from local bus routes. Furthermore, the A806 arterial road links the town to the M80, affording the property easy access to the city centre and further north.

The surrounding area is a combination of commercial and residential properties. Local occupiers include; Sainsburys, Police Scotland, Southbank Business Park, Southbank Surgery and New College Lanarkshire.





DESCRIPTION

The office suite's occupy various floors throughout the building. Internal access is secured entry with lift and stair facilities. The suites are of a modern design and accommodate open plan layouts, with kitchen amenities.

The suites include a suspended ceiling with modern lighting and central heating. There are toilet and shower facilities and each suite benefits from 3-6 car parking spaces.

ACCOMODATION

According to our calculations, the subjects have the following approximate Net Internal Areas:

Suite G3	218 sq.m.	(2,346sq.ft.)
Suite S3	319 sq.m.	(3,433sq.ft.)
Suite F4	311 sq.m.	(3,347sq.ft.)
Suite S4	308 sq.m.	(3,315sq.ft.)

RATES

Reference to the Assessors website indicates the undernoted:

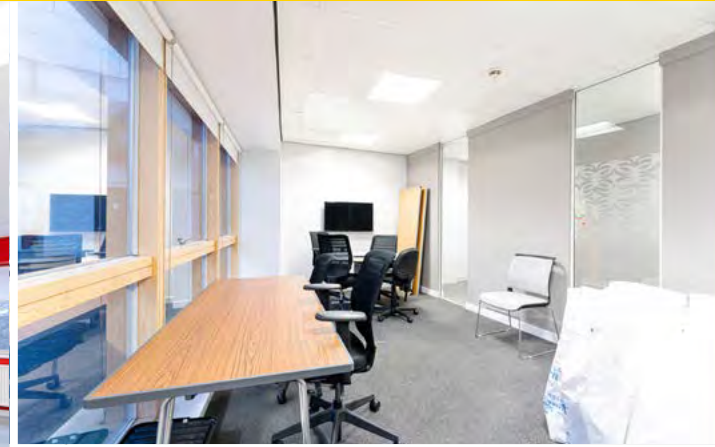
Suite G3	£29,250
Suite S3	£42,500
Suite F4	Due to be re-assessed
Suite S4	Due to be re-assessed

Please note that a new occupier has the right to appeal the current assessment.

LEASE TERMS

Our client is seeking the following rental on Full Repairing and Insuring terms for a period of not less than 3 years:

Suite	Rent (per annum)
Suite G3	£37,500
Suite S3	£55,000
Suite F4	£53,500
Suite S4	£53,000





VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

Tel: 07876 541654

e-mail: Claire.hutton@dmhall.co.uk

OR

Graeme Todd

Tel: 07831 274556

e-mail: Graeme.todd@dmhall.co.uk

Commercial Department

12 Bothwell Street, Glasgow, G2 6LU

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IMPORTANT NOTE

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