







TO LET Offices

 **1456-1460 Maryhill Rd,
Glasgow, G20 9DQ**

-  **Main road frontage**
-  **Busy arterial route**
-  **2nd floor offices**
-  **Self contained space**
-  **Flexible lease terms**

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PROPERTY CONSULTANCY

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Viewing by appointment with the joint letting agents;

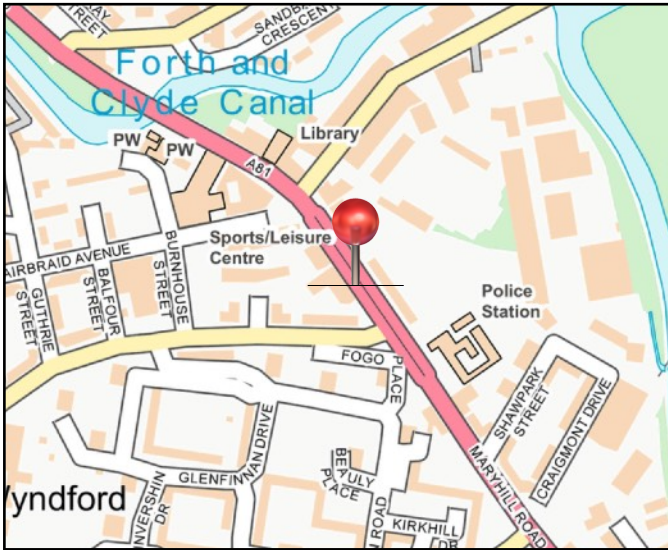
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Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The property is located in a prominent position on the north eastern side of Maryhill Road, a short distance to the south of its junction with Lochburn Road. Maryhill Road is one of the main arterial road routes linking the northern suburbs of Glasgow to the city centre. The property is ideally located for bus services to the city and west of the city centre. Maryhill Football Club is situated immediately behind the property and is a well known landmark in the area. Nearby occupiers include Police Scotland, William Hill and JD Gyms Glasgow North.



Description

The subjects comprise the second floor within a detached 3 storey building of concrete frame construction with a variety of concrete and stone effect facing panels. The roof is flat. The building is accessed by means of a glazed entry vestibule. There is a car park as well as additional ground to the side and rear of the subjects.

Internally, the space is a mixture of cellular offices and open plan space. The floor is carpeted, walls of plaster/paint and the ceilings are suspended grid incorporating LED box lighting. A kitchen and welfare facilities are also provided. Stairwells at both ends of the building provide access to the second floor.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Second	Offices, kitchen & ancillary	383.43	4127

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £20,000 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	To be reassessed
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

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