

FLEXIBLE LEASE TERMS

kirkstone

1460 Maryhill Road, Glasgow, G20 9AA

Second floor offices available to lease in Maryhill

Summary

Tenure	To Let
Available Size	4,127 sq ft / 383.41 sq m
Rent	£20,000 per annum
Business Rates	Requires to be reassessed.
EPC Rating	Upon enquiry

Key Points

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

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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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	4,127	383.41

Offers

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.

Rateable Value

According to the Scottish Assessors Association, the Rateable Value requires to be reassessed.

EPC

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

VAT

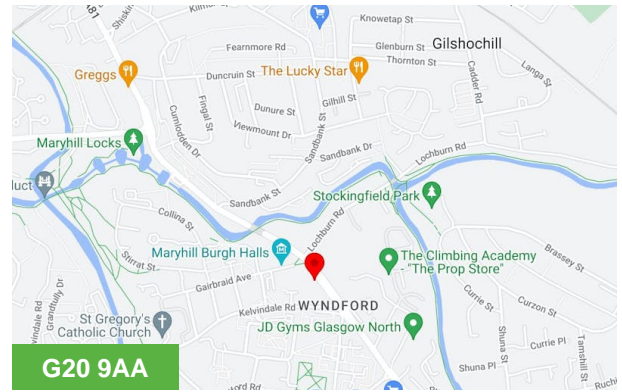
The subjects are elected for VAT, therefore, VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.



Viewing & Further Information



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