

Office, Serviced Office

TO LET / FOR SALE

kirkstone

CONTEMPORARY OFFICES CLOSE TO TOWN



The Stables, 25 Carlton Court, Glasgow, G5 9JP

'The Stables' provides fully refurbished office accommodation within an attractive Grade B listed building

Summary

Tenure	To Let / For Sale
Available Size	1,316 to 7,689 sq ft / 122.26 to 714.33 sq m
Rent	£10 per sq ft
Price	Offers from £805,000 May be treated as a TOGC
Service Charge	£2.50 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Grade B listed building
- Contemporary offices
- Rates exemption potential
- Close to City Centre
- Excellent transport links
- 24 hour access

The Stables, 25 Carlton Court, Glasgow, G5 9JP

Description

'The Stables' provides fully refurbished office / studio accommodation within an attractive Grade B listed building. The property was converted to offices in the 1980's. The building is of stone construction, and is arranged over four floors.

The available accommodation is accessed off an attractive secure gated courtyard and internally provides a mixture of open plan and partly fitted accommodation benefiting from;

- 3 x entrances with two staircases
- Full height ceilings with pendant LED lighting units
- Perimeter trunking with data / power points
- Refurbished sash-encased windows
- Heating is provided via electric storage heaters
- New fire alarm and smoke detector system
- Refurbished toilet / tea-prep facilities

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 the middle of Carlton Court on the South Bank of the River Clyde. The subjects benefit from good access to and from the M8 motorway as well as being in close proximity to rail and bus networks. Glasgow Central railway station is within 350m of the property and there are a number of bus routes which run along Bridge Street which provide direct access in and out of the city centre.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	Building Type	sq ft	sq m	Availability
1st	Suite 2	Serviced Office	1,766	164.07	Available
1st	Suite 5	Serviced Office	1,703	158.21	Available
2nd	Suite 3	Serviced Office	1,316	122.26	Available
2nd	Suite 6	Serviced Office	1,539	142.98	Available
3rd	Suite 7	Serviced Office	1,365	126.81	Available
Total			7,689	714.33	

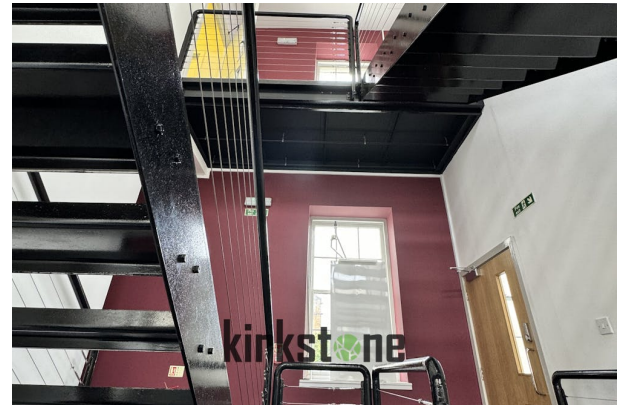
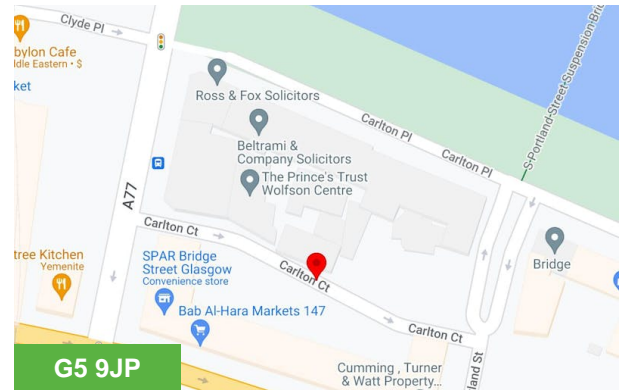
Offers

The subjects are available to lease on an internal repairing and insuring basis, for a term to be agreed, from a rent of £10 per sq ft. Full quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest in the entire office block and invite offers.

Service Charge

The service charge liability has been capped at £2.50 per sq ft.

Rateable Values



Viewing & Further Information



Shahzad Shaffi

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Please refer to the Scottish Assessors Website

EPC

Copies of the Energy Performance Certificates (EPC) are available upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.

