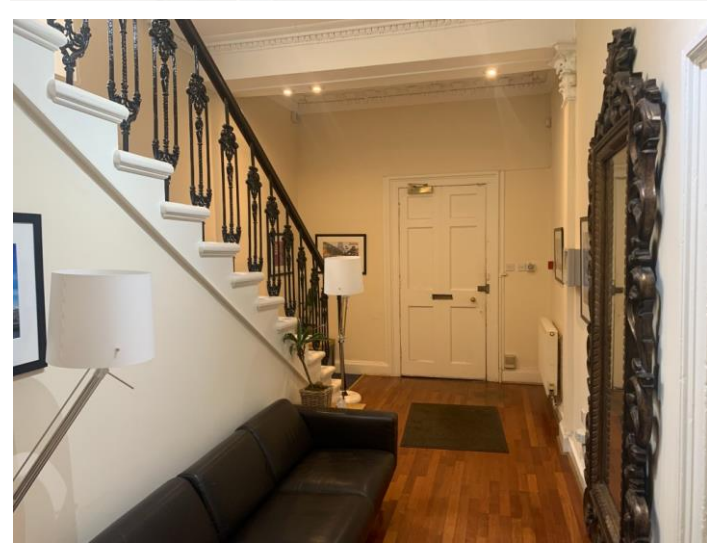




Tel.01413377575 @Allied_Scotland
www.alliedsurveyorsscotland.com

**ALLIED
SURVEYORS
SCOTLAND**



OFFICE SUITE TO LET

Lower Ground Floor - 11 Ashley Street, Glasgow G3 6DR

- Freshly decorated
- Private car parking available
- Excellent amenities nearby
- NIA: 29.80 (321 Sq Ft)
- All Inclusive rate of £145 per week

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The subjects are situated in Woodlands on the immediate periphery of the Park Area and to the west of Glasgow city centre. This sought after mixed use area is conveniently located for all local amenities and is in close proximity of the national motorway network.

DESCRIPTION

The subjects comprise a well-presented lower ground office suitable for four people contained within a Category B Listed semi-detached two storey over lower ground floor building with dedicated car parking to rear. Access to the suite is through a common entrance and hallway.

ACCOMMODATION

The accommodation comprises a single room with common kitchen and toilet facilities.

FLOOR AREA

We calculate the net internal floor area of the office suite at 29.80 sq m (321 sq ft).

RATEABLE VALUE

The suite will require to be assessed for valuation purposes.

Please note that it will be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – F

TERMS

Our client is offering the suite on an all-inclusive basis for a minimum period of 12 months at a rent of £145 per week.

VAT

VAT is applicable.

OFFERS

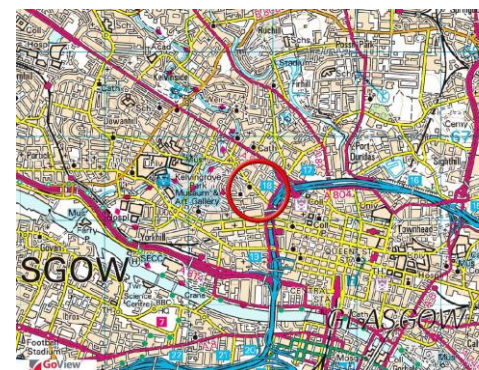
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

Gregor.hinks@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com