



**ALLIED  
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**VIRTUAL WALKTHROUGH AND VIDEO TOUR AVAILABLE**



## TO LET

### Office Suite and Workshop, 189 Old Shettleston Road, Glasgow G32 7HN

- ✔ Well-presented office suite over ground and attic levels
- ✔ Ample associated storage provision with additional separate workshop/store
- ✔ Prominent corner position off busy junction with on site parking provision
- ✔ Attractive all-inclusive terms available
- ✔ Offices and storage: 101.68 sqm (1,094 sq ft) / Separate Store: 31.34 sqm (337 sq ft)

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



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#### LOCATION

The property is located in the city of Glasgow, which is situated on the west side of the central belt of Scotland. The city is situated approximately 40 miles to the west of Edinburgh and has an indigenous population in the region of 600,000.

The property is situated within a mixed use area of the Shettleston District approximately 5 miles east of Glasgow city centre. The subjects hold a prominent corner position on the north side of Old Shettleston Road to the east of its junction with Carntynehall Road. This location benefits from excellent transport links being in close proximity to the arterial A89 road which provides access to the city centre to the west and M8 motorway to the east while Carntyne train station is a short walk to the north west.

#### DESCRIPTION

Well-presented office suite over ground and attic levels with associated storage provision, in unfinished shell order, and separate workshop/store at basement level. The accommodation forms part of a large former primary school premises with associated grounds which afford a level of on-site car parking.

#### FLOOR AREAS

Ground Floor: 24.76 sqm (267 sq ft)  
Attic Level: 53.06 sqm (571 sq ft)  
Unfinished Shell  
Storage: 23.86 sqm (257 sq ft)  
Basement  
Workshop/Store: 31.34 sqm (337 sq ft)

#### VIRTUAL WALKTHROUGH AND VIDEO TOUR

Virtual walkthroughs, and a video tour of the offices, is available via the following links:

OFFICE: <https://my.matterport.com/show/?m=tsTHN4dsW9s>

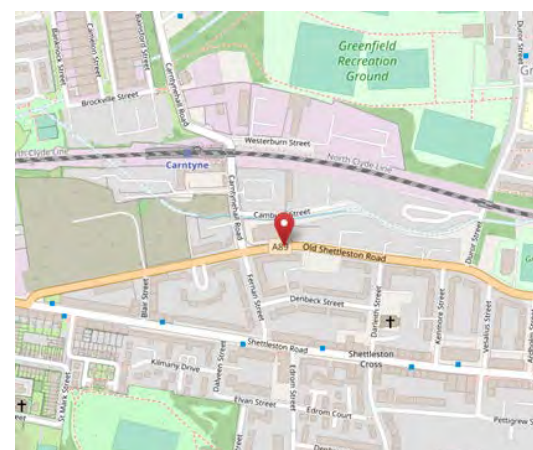
WORKSHOP/STORE: <https://my.matterport.com/show/?m=B5MgRmZp74D>

#### VIEWING AND FURTHER INFORMATION

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

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#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating of C.

#### ASKING RENT

Rent on application.

#### OFFERS

In the normal Scottish form addressed to this office.

#### DATE OF ENTRY

As soon as possible.

#### VAT

The subject property is elected for VAT and therefore for the avoidance of doubt VAT will be applicable.

#### COSTS

Each party shall bear for their own legal costs in the preparation of the lease.

#### ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.