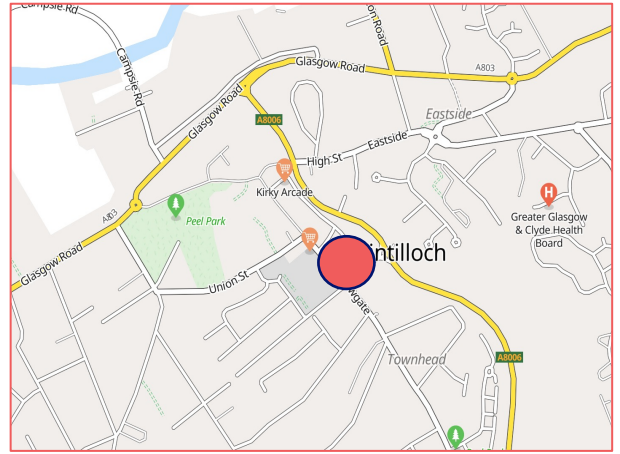


TO LET – REFURBISHED 1ST FLOOR OFFICES

1,179 SQ FT

119 COWGATE, KIRKINTILLOCH, GLASGOW, G66 1JD

- Situated in the heart of Kirkintilloch town center opposite The Regent Shopping Centre
- Recently refurbished to a high standard
- Available for immediate occupation
- Parking provided to the rear
- Eligible for 100% rates relief under Small Business Bonus Scheme
- **Rent £14,000 pa – No VAT**



LOCATION

Kirkintilloch is situated approximately 8 miles north-east of Glasgow City Centre with a population of approximately 19,200.

More specifically the subjects are located within the heart of Kirkintilloch Town Centre on the east side of Cowgate opposite the entrance to the Regent Shopping Centre.

Nearby public transport links are provided with bus services operating on Cowgate whilst Lenzie Railway Station is located 1.5 miles south.

Nearby occupiers include Alessio's, Boots, Optical Express, Costa Coffee.

DESCRIPTION

Refurbished first floor office accommodation.

Dedicated access from street level where a single staircase provides access to the first floor.

Internally provides predominantly open-plan accommodation with 3 x portioned private offices and 1 x large meeting room.

The internal walls are partitions and can be reconfigured to suit.

The accommodation is complete with male and female WCs and a kitchen tea-prep.

Parking is provided to the rear as well as the surrounding streets.

ACCOMMODATION

NIA	sq m	sq ft
Total	109.53	1,179

BUSINESS RATES

RV £8,500

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease with offers over **£14,000 per annum** invited.

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

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