

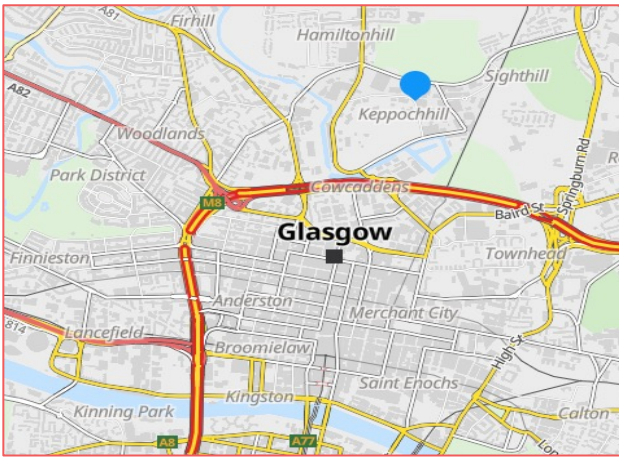


**FOR SALE**  
**MODERN 1<sup>ST</sup> FLOOR OFFICE WITH WITH PARKING**

**2,512 SQ FT**

**CRAIGHALL HOUSE**  
**58B CRAIGHALL ROAD, GLASGOW, G4 9XA**

- Excellent owner-occupier opportunity
- Set within secure gated and fenced environment
- Easy scope to let out surplus space
- 7 x dedicated car parking spaces
- Situated just 1 mile north of Glasgow City Centre
- Easy M8 motorway access
- Benefits from existing fit-out; meeting rooms / private offices / tea-prep



## LOCATION

Craighall Business Park commands a highly accessible and elevated position just 1 mile north of Glasgow City Centre

Easy M8 motorway access via Junction 16 allowing for travel both east and west

20-minute walk west to St Georges Cross Underground Station

Close proximity to Speirs Wharf, The Whisky Bond, Forth & Clyde Canal and Scottish Opera

Generous free on-street parking provided

Neighbouring occupiers Elmwood Projects, Western Lettings, McQueen's Dairies and Kelvin Smith

## DESCRIPTION

Self-contained first floor offices forming part of a steel portal frame office building surmounted by an insulated panel roof.

The building is set within a secure fenced and gated environment with 7 x car parking spaces.

Access is via a secure door entry system from ground floor level where a single staircase provides access.

Internally the subjects are setup to provide 6 x offices formed using partitions that can be easily reconfigured to suit.

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

## ACCOMMODATION

NIA - 233.37 SQ M / 2,512 SQ FT

## BUSINESS RATES

Please refer to the Scottish Assessors Website [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

Available on request.

## VAT

The subjects are elected for VAT.

## ASKING TERMS

**Offers over £185,000** are invited for our clients heritable interest.

## VIEWING & FURTHER INFORMATION

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